

Merrivale Mews, Tavistock Road, West Drayton, UB7 7LY

- Ground Floor Studio
- Communal Gardens
- Perfect For Investment
- Over 250 Year Lease
- No Upper Chain
- Close To Local Amenities
- Close To West Drayton Station
- Currently achieving rental of £10,200 per annum
- Two allocated parking spaces

Asking Price £149,995

Description

Currently let and producing £10,200 per annum this well presented ground floor studio boasts over 250 years lease and is conveniently located within walking distance from local amenities and transport links.

Accommodation

The studio room has a double glazed window that looks onto the communal garden and a Wall mounted electric storage heater, the kitchen is fitted with storage units and drawers, there are work surfaces with an inset sink, space for appliances and a double glazed window, there is a walk in dressing area and storage that leads into the bathroom fitted with an enclosed bath with shower over, wash basin, WC and partly tiled walls.

Outside

Externally the property has direct access onto communal gardens, allocated parking and within a stone's throw of the picturesque River Frays.

Situation

West Drayton's position on the western edge of the Capital means that it is superbly placed to access Central London with ease. With frequent services to London Paddington in less than 25 minutes from the West Drayton Mainline Train Station with the Elizabeth Line upgrade, which brings West Drayton to within a 40 minute train journey to Canary Wharf and will give regular access to the center of London. The property also has convenient vehicular access to the M25 and M4 motorways. The property is within walking distance to local shops, great schools, local bus routes and a short bus ride to West Drayton Town Centre. West Drayton is 10 minutes from Heathrow airport.

Terms and Notification of Sale

Tenure: Leasehold

Local Authority: London Borough Of Hillingdon

Council Tax Band: B

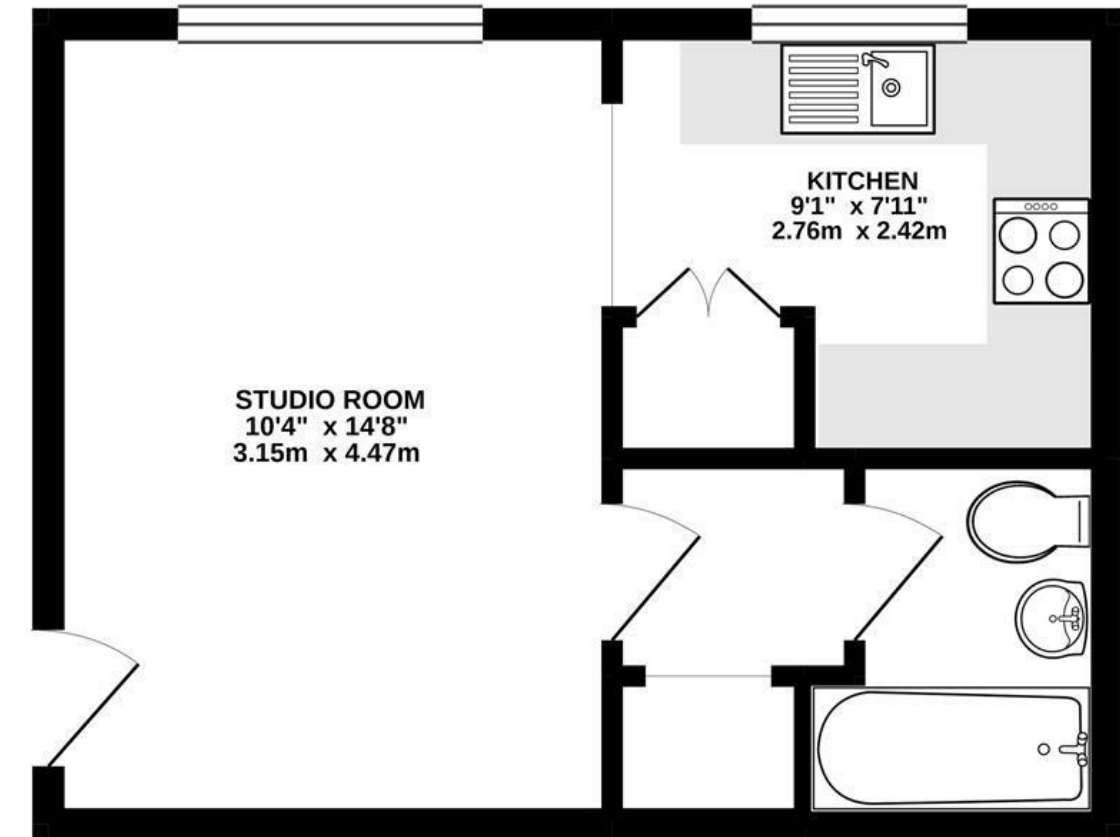
Current EPC Rating: C

Lease: 264 Year Lease

Service Charge: £1,066.32 PA

Ground Rent: Peppercorn

GROUND FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 284 sq.ft. (26.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts