

Merrivale Mews, Tavistock Road, Yiewsley, UB7 7LZ

- Ground floor
- No upper chain
- Walking distance to West Drayton station (Elizabeth Line)
- Maisonette
- Allocated parking
- Long lease

Asking Price £225,000

GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.

Description

This ground floor maisonette offers well proportioned living space with direct access to a private resident's garden and allocated parking.

Accommodation

Providing accommodation that briefly comprises of a large living/dining room with a front aspect double glazed window, internal hallway which has built in storage, there is a well proportioned kitchen that is fitted with a good range of storage units and drawers. ample work surfaces with an inset stainless steel sink, there is space for appliances and a double glazed door that overlooks and opens onto the attractive communal gardens, the double bedroom has a rear aspect double glazed window and built in wardrobes, the shower room is party tiled with a corner shower, wash basin and w.c.

Outside

The property overlooks the picturesque River Frays and has direct access onto communal gardens at the rear, there is an allocated parking space.

Location

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 West Drayton's Mainline Station. The property is situated in one of the most popular locations and offers the convenience of an excellent local bus service which is accessed on the main road. The station is located within moments minute walk and benefits from the Elizabeth line with excellent direct access into central London stations, such as Paddington (21 mins), Bond Street (26 mins), Liverpool Street (33 mins) and Canary Wharf (41 mins) . Other benefits include good access to West Drayton High street, Yiewsley and Uxbridge with their wide range of shopping facilities and amenities. There is also excellent access to Stockley Business Park, local bus routes, London International Heathrow Airport, M4, M40 and M25 motorways.

Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

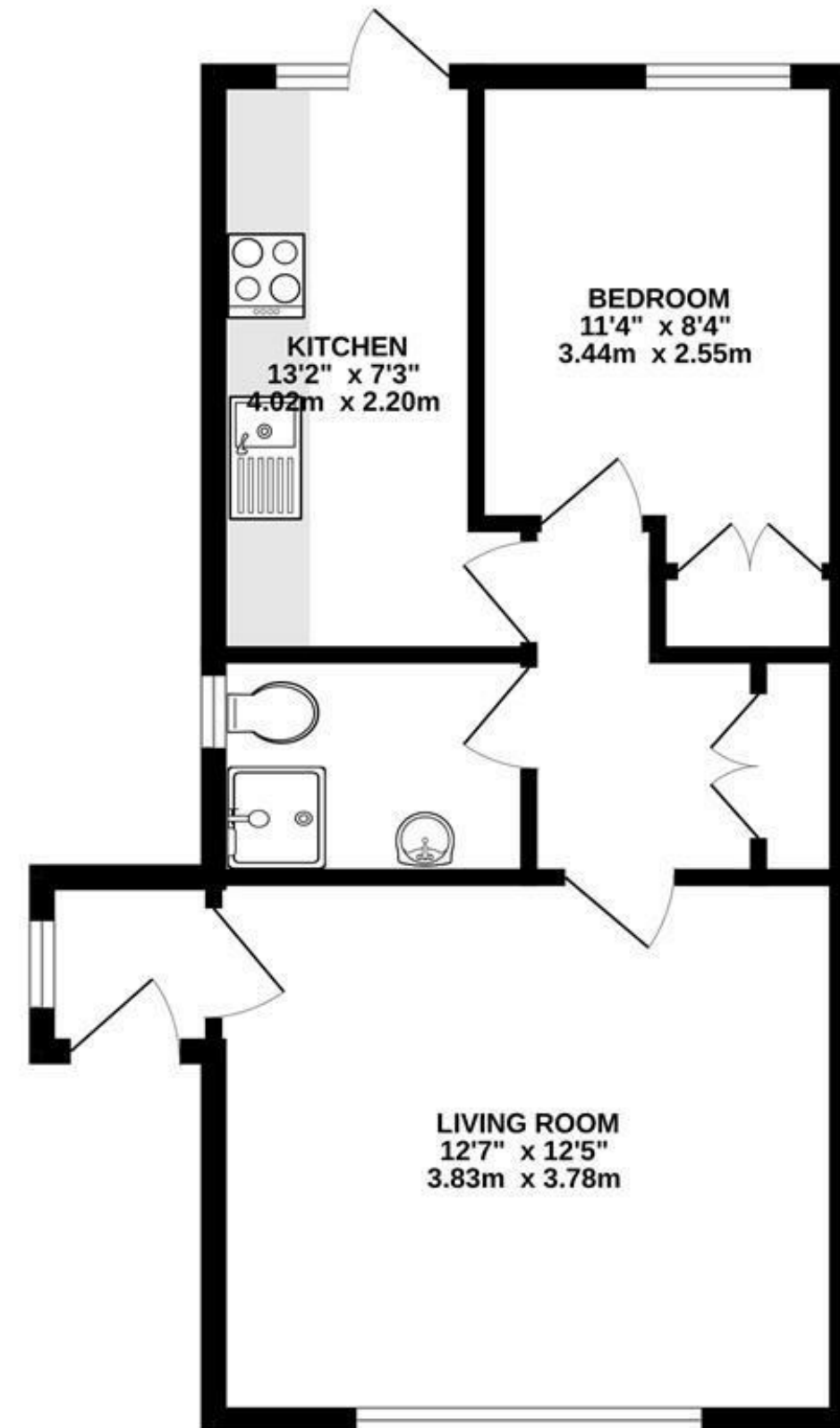
Council tax band: C

EPC rating: D

Lease term: 260 years remaining

Service charge: £1000 per annum

Ground rent: Peppercorn



TOTAL FLOOR AREA: 456 sq.ft. (42.4 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.

Made with Metropix ©2024

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