

## Wraysbury Drive, Yiewsley, West Drayton, UB7 7FS

- Two bedrooms
- Ground floor
- Allocated parking bay
- Moments walk from West Drayton station (Elizabeth Line)
- En suite
- Private patio terrace
- No upper chain
- Close to local amenities

**Asking Price £265,000**

### Description

A spacious two bedroom, two bathroom ground floor apartment, located on the Waterside Park development in Yiewsley. Close to local amenities and transport links (Elizabeth Line). The apartment boasts two double bedrooms, two bathrooms (one en-suite), a large reception room with a private terrace and fitted kitchen.

### Accommodation

The accommodation briefly comprises of living room open plan to kitchen with integrated appliances, two double bedrooms, bathroom, en suite to the main bedroom, double glazed windows, private terrace and landscaped communal gardens.

### Outside

To the outside of the property there is allocated parking space, private terrace and landscaped communal gardens.

### 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 within walking distance which is due to benefit from the Elizabeth line and offers excellent access to London's Paddington. 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

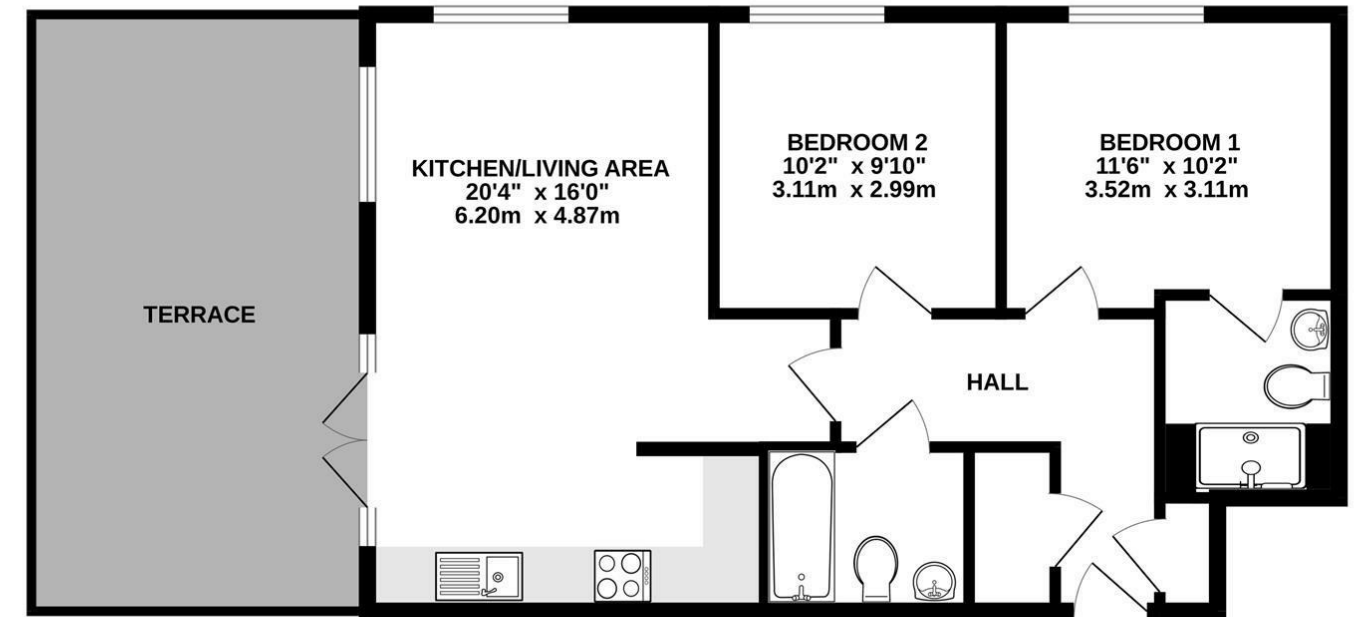
EPC rating: C

Lease term: 132 years remaining

Service charge: £2,400 per annum

Ground rent: £250 per annum

GROUND FLOOR  
653 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.6 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