



## High Street, Yiewsley, West Drayton, UB7 7BG

- Two bedrooms
- Ideal investment property
- Second floor
- No upper chain
- Moments walk from West Drayton station (Elizabeth Line)
- Spacious accommodation

**By Auction £160,000**

GROUND FLOOR  
502 sq.ft. (46.7 sq.m.) approx.

**Description**

Positioned just moments from West Drayton High Street and Station this two bedroom property offers very well proportioned accommodation. Set on the second floor, this property offers an opportunity to be taken on as an investment chain free purchase.

**Accommodation**

On entering the property there are stairs leading to the landing that gives access to all rooms, the spacious reception room provides ample living and dining space and has a front aspect double glazed window and storage heater, the kitchen breakfast room is fitted with a very good range of storage units and drawers with ample work surfaces, breakfast bar and space for appliances, there is an inset hob with extractor above, electric oven below and a rear aspect double glazed window, the main bedroom is a large double room with built in wardrobes, storage heater and a front aspect double glazed window, the second bedroom is also a double room with a built in wardrobe, storage heater and front aspect double glazed window, the bathroom is fitted with an enclosed bath with shower over, wash basin and WC. there is built in storage, partly tiled walls and a rear aspect double glazed window.

**Location**

Offering the convenience of being in close proximity of West Drayton Mainline Train Station which provides swift access to London with the additional benefit of the Elizabeth Line service, The for the motorist the M4 is a short drive away giving access to London and the M25, Uxbridge town centre is easily accessible offering Metropolitan and Piccadilly line services to London, multiple shopping facilities and a variety restaurants and bars.

**Terms and notification of sale**

Tenure: Leasehold  
Local Authority: London Borough of Hillingdon  
Council tax band: C  
EPC rating: F  
Lease term: approximately 161 years remaining  
Service charge: currently £0  
Ground rent: £0

**Auctioneers additional comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

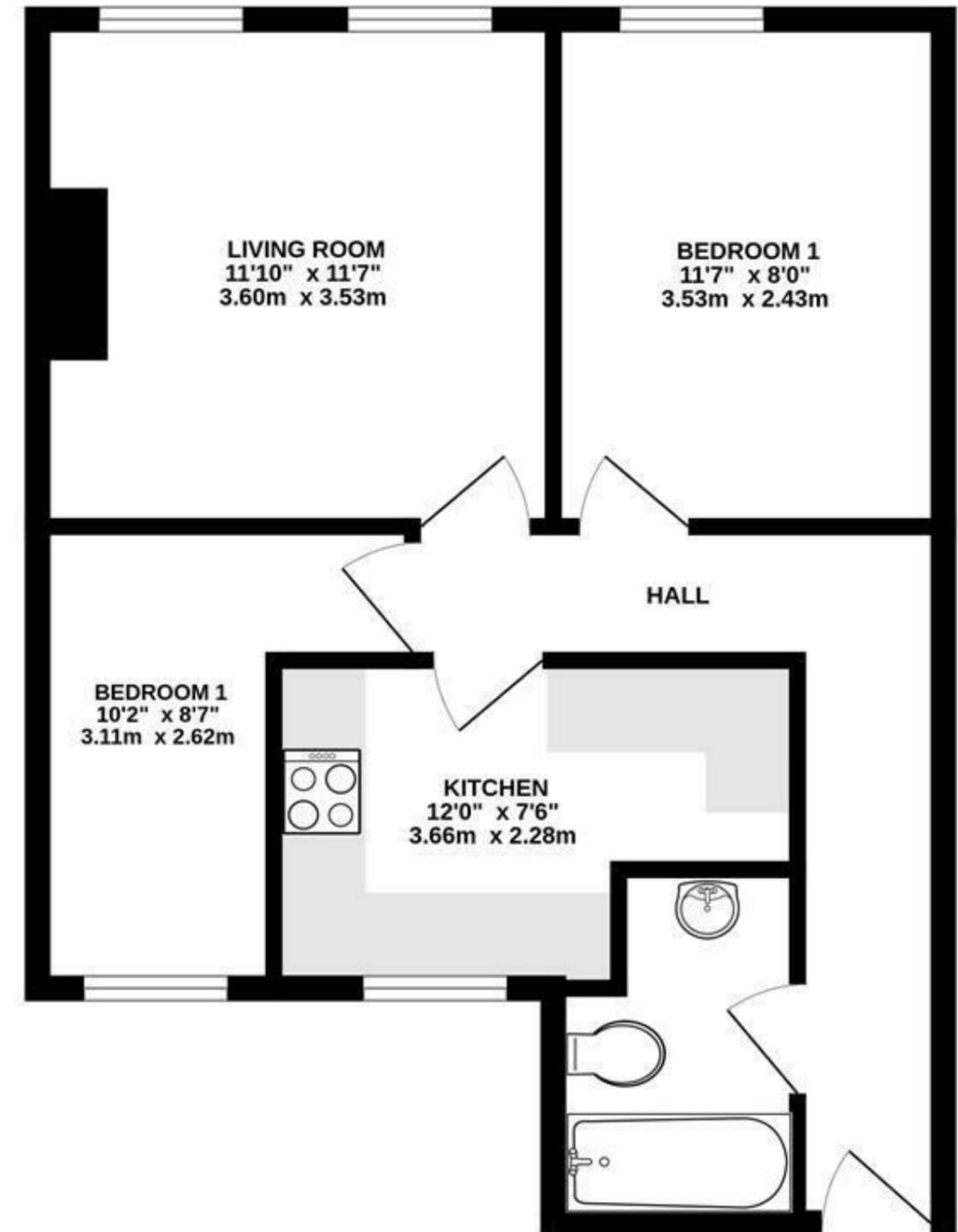
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

**Auctioneers Additional Comments**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



TOTAL FLOOR AREA : 502 sq.ft. (46.7 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