



## Station Road, West Drayton, UB7 7NG

- Being Sold via Secure Sale Terms & Conditions apply
- One bedroom
- Off street parking
- Spacious interiors
- No upper chain
- In need of modernisation

**Auction Guide £180,000**

1ST FLOOR  
570 sq.ft. (52.9 sq.m.) approx.

#### Description

A first floor one bedroom apartment within this attractive period building, ideally located within close proximity of West Drayton train station.

#### Accommodation

Comprising of a communal entrance hallway with stairs leading to own front door, entrance hall, spacious living room with fireplace and front aspect windows, the large double bedroom has a rear aspect window, the kitchen has storage units and drawers, work surfaces and has space for appliances, the bathroom has an enclosed bath, wash basin and WC.

#### Outside

To the front of the property there is an allocated parking space for one vehicle.

#### Situation

The property is located in this very popular location which is well suited for easy access to West Drayton and Uxbridge with their wide range of day to day shops and amenities. Conveniently located with access to Stockley Business Park, local bus routes, London International Heathrow Airport, M4, M40 and M25 motorways, and West Drayton Train Station providing quick and easy access in to London.

#### Terms and notification of sale

Tenure: Share of Freehold

Lease Term: 189 years from 30 September 1976

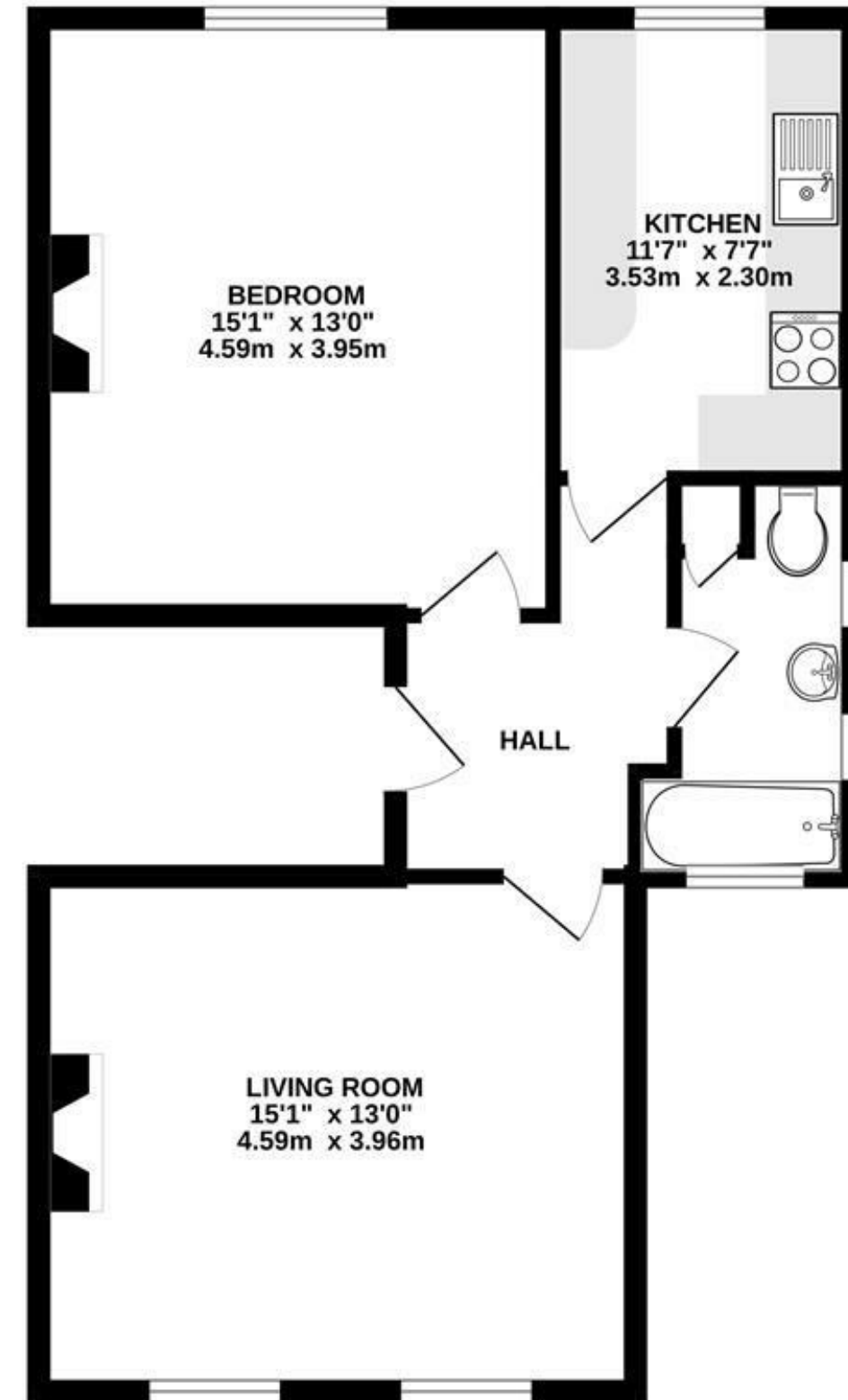
Ground Rent: Peppercorn

Service Charge: £0.00

Local Authority: London Borough Of Hillingdon

Council Tax Band: C

Current EPC Rating: E



TOTAL FLOOR AREA : 570 sq.ft. (52.9 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