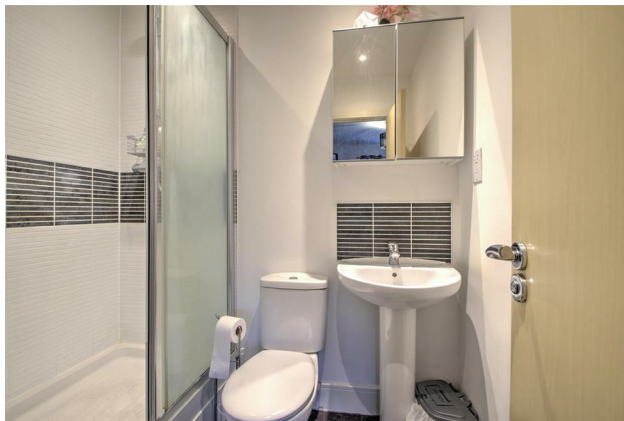




## 28 Wraysbury Drive, Yiewsley, West Drayton, UB7 7FH

- Two double bedrooms
- Allocated parking
- Minutes walk from Elizabeth Line
- No upper chain
- En suite
- Balcony
- Canal facing
- EPC Rating- B

**Offers In Excess Of £280,000**

**Description**

A spacious two bedroom, two bathroom 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.

**Location**

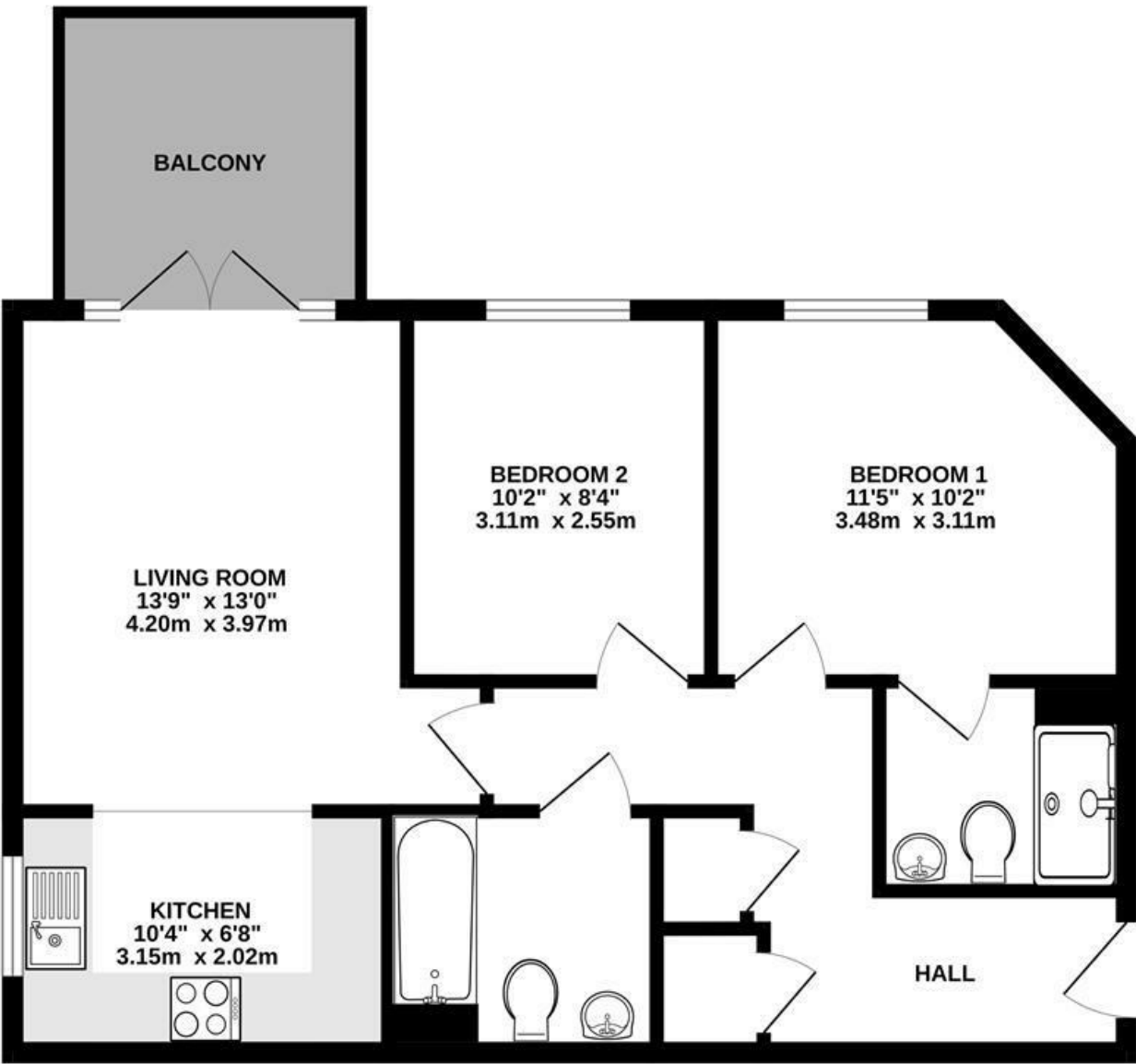
West Drayton offers excellent transport links. The area benefits from quick access to central London, with journeys to Bond Street from West Drayton taking just 30 minutes. Additionally, Heathrow Airport is just a short drive away, making international travel easily accessible. With good local bus services and road connections, including the M4 and M25, West Drayton offers exceptional transportation options for residents. Combined with local amenities such as shops, schools, and green spaces

**Terms and notification of sale**

Tenure: Leasehold  
Local Authority: London Borough of Hillingdon  
Council tax band: D  
EPC rating: B

Lease term: 131 years remaining  
Service charge: £2,400 per annum  
Ground rent: £250 per annum

GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



**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

TOTAL FLOOR AREA : 614 sq.ft. (57.0 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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