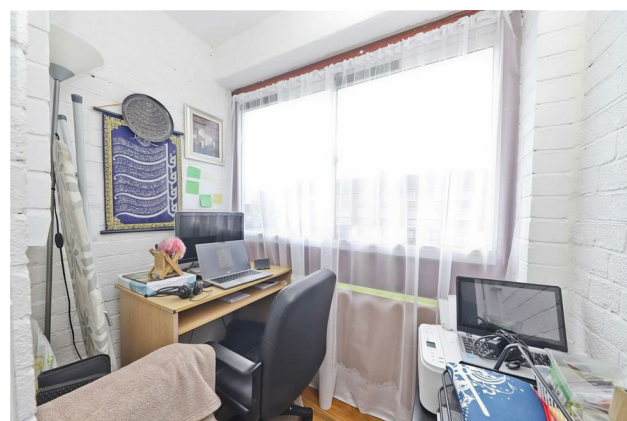
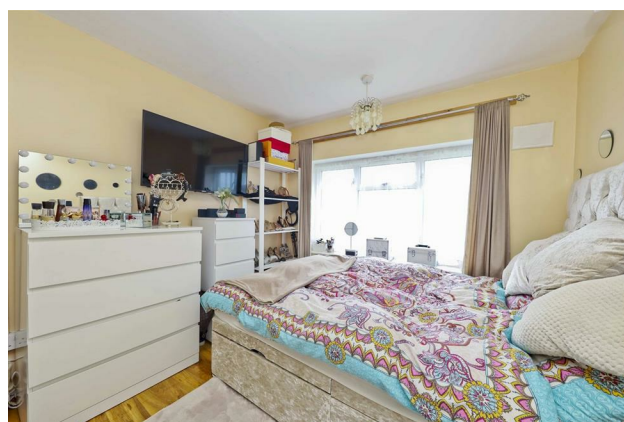




Laurel Lane, West Drayton, UB7 7TY

- Three bedroom split level duplex maisonette
- 1,107 sq ft
- Private garden
- Refreshed interiors
- Long lease residence
- Available parking

Asking Price £375,000

Description

An impressive three bedroom premises split over three floors showcasing both spacious accommodation and floor plan flexibility, ready for immediate enjoyment.

Accommodation

Providing accommodation that briefly comprises of entrance hallway, ample storage and downstairs W.C. and staircase up to first floor.

The first floor provides large living room with small office space, seperate dining area with kitchen fitted with a range of base and eye level units with integrated appliances.

The second floor provides three bedrooms, two with build in wardrobes complimented by second floor family bathroom suite with enclosed bath with mixer taps and wall mounted shower attachment, vanity wash hand basin and W.C.

Outside

This property has a secluded rear garden and has on-street parking accessibility.

Situation

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: 116 years remaining
Service charge: £350 per annum
Ground rent: Peppercorn

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

