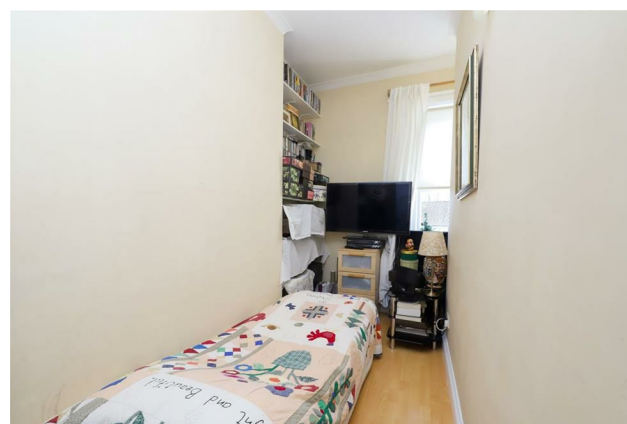




Station Road, West Drayton, UB7 7NG

- Stunning period conversion
- Very well presented
- Spacious reception room
- Ideally located
- First floor
- Two bedrooms
- Allocated parking
- Kitchen/breakfast room
- Modern bathroom
- Light filled accommodation

Asking Price £290,000

1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.

Description

Perfectly located just a short walk from West Drayton Station, this property also offers the added benefit of off-street parking.

Accommodation

Offering well-appointed accommodation, the property briefly comprises an entrance hall, a spacious reception room with rear-facing double-glazed windows, and a kitchen fitted with a range of shaker-style storage units and drawers. The work surfaces feature an inset stainless steel sink, with space allocated for a cooker (with extractor above), washing machine, and fridge freezer. A rear-facing double-glazed window provides natural light, and the kitchen benefits from tiled flooring. Additionally, there are two bedrooms, each with front-facing double-glazed windows.

Outside

There is an allocated parking space tot he front of the property.

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: Leasehold

Local Authority: London Borough of Hillingdon

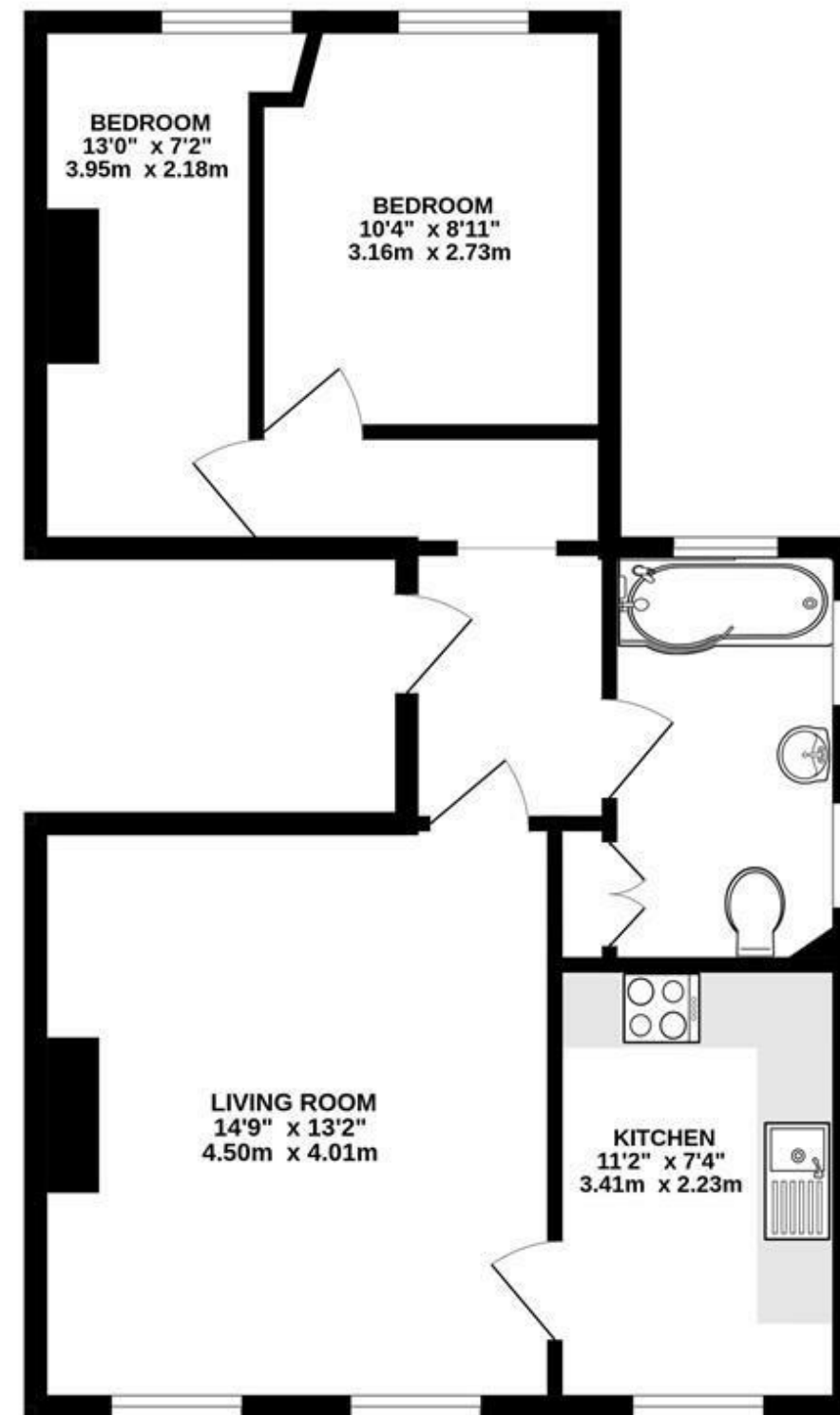
Council tax band: C

EPC rating: D

Lease term: approximately 138 years remaining

Service charge: currently £0 per annum

Ground rent: £0 per annum



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 : 603 sq.ft. (56.0 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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