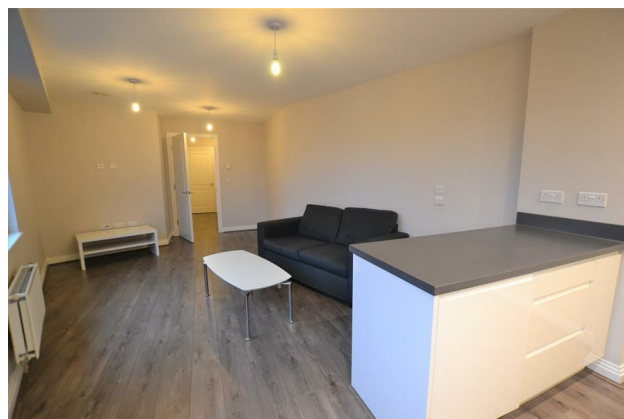




Waterways House, Bentinck Road, Yiewsley, UB7 7SG

- Fourth floor apartment
- Open plan living space
- Residents roof garden
- Moments from West Drayton station
- Two bedrooms
- Prime location
- Allocated parking
- No upper chain

Offers In Excess Of £300,000

Description

Offered for sale with no upper chain, this modern apartment forms part of a sought after gated development.

Accommodation

Providing accommodation that briefly comprises, entrance hall with built in storage, a modern bathroom suite, two bedrooms and open plan living space with built in kitchen units and appliances.

Outside

There is access to the residents private roof garden and allocated parking with the gated car park.

Situation

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

Lease: 116 years

Local authority: London Borough Of Hillingdon:

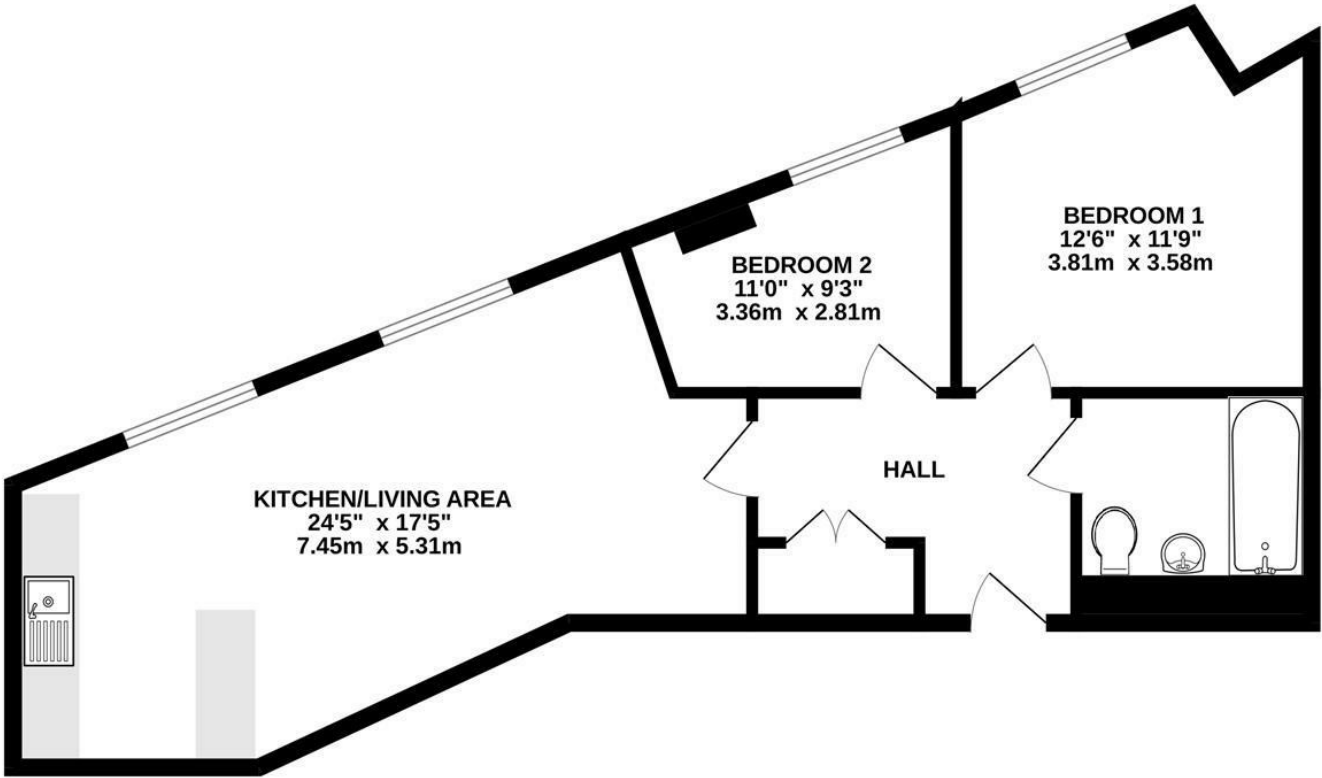
Council tax band: C

EPC Rating: B

Ground Rent: £295.00

Service Charge: £2,027.36

GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 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