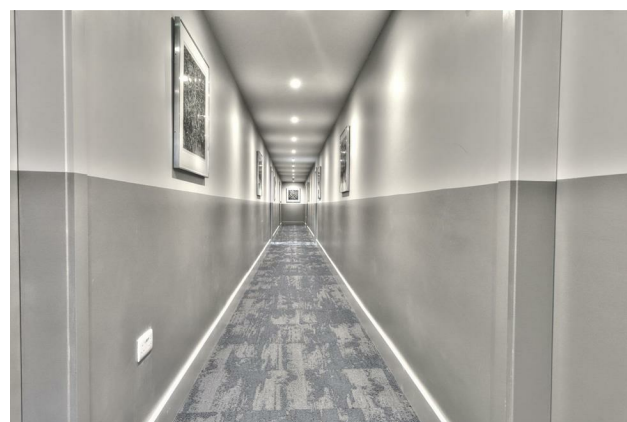
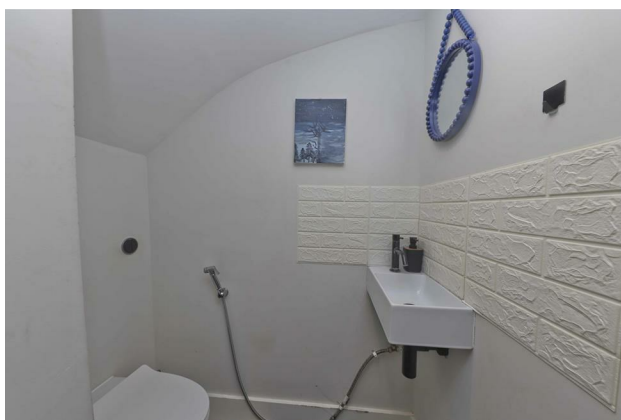




Colham Avenue, Yiewsley, West Drayton, UB7 8EU

- Split level apartment
- Private patio area
- Allocated parking
- Well presented throughout
- Close to West Drayton station
- Large double bedroom
- Open plan living space
- No upper chain
- Prime location
- Modern interiors

Asking Price £285,000

Description

This contemporary home is ideally located just a short stroll from West Drayton station.

Accommodation

Providing accommodation that briefly comprises, entrance hall, stairs to the first floor with under stairs storage and ground floor WC, the open plan living space overlooks and opens onto the private terrace, the kitchen is fitted with a range of storage units and drawers with integrated appliances, there are stone work surfaces with an inset sink and inset hob with extractor above.

To the first floor there is a large double bedroom with ample built in storage and an en-suite shower room.

Outside

There is a private outdoor decked area accessed from the living room.

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

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

Local Authority: London Borough of Hillingdon

Council tax band: B

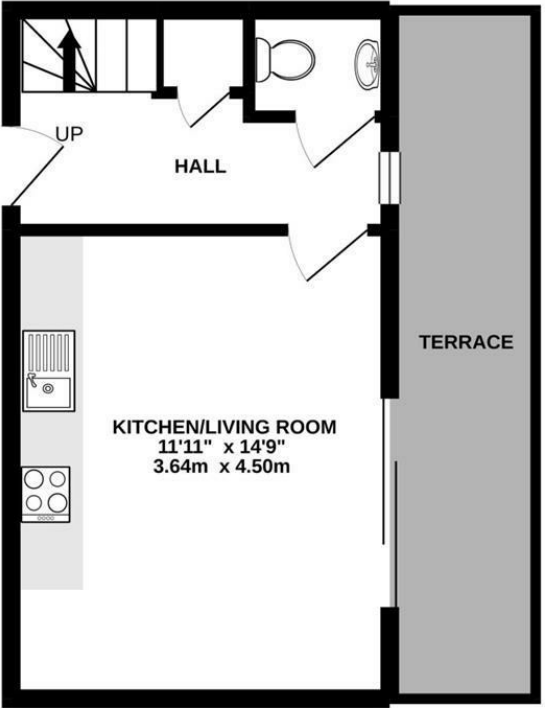
EPC rating: D

Lease term: approximately 146 years unexpired

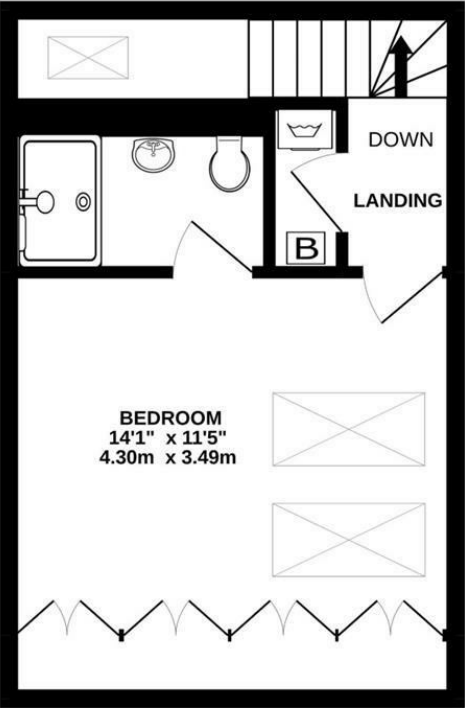
Service charge: currently £2160 per annum

Ground rent: £0 per annum

GROUND FLOOR
259 sq.ft. (24.0 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 558 sq.ft. (51.8 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