



Knowles Close, Yiewsley

- Ground Floor
- Vacant Possession
- Great Investment Opportunity
- 953 Year Lease
- Cul de Sac Location
- Two Bedroom Flat
- No Chain
- Suitable for First Time Buyers
- Two Allocated Parking Spaces
- EPC Rating E

Asking Price £260,000

Tenure: Leasehold

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Knowles Close, Yiewsley

DESCRIPTION

A two bedroom, ground floor flat being sold with NO ONWARD CHAIN in Knowles Close, West Drayton. This property is a great opportunity for a first time buyer or long term buy to let landlords posing a possible gross yield in the region of 7%.

The property comprises entrance hall, two bedrooms, bathroom, open plan living area and fitted kitchen. The property also benefits from direct access to the communal gardens from the reception room and has two allocated parking spaces.

Knowles Close is perfectly positioned, just a short distance from West Drayton High Street with its wide range of independent shops, international eateries, restaurants, schools and West Drayton station with its direct access to central London via the Elizabeth Line. Locally there are a variety of amenities with Stockley Park golf course, Brunel University, Heathrow Airport, Stockley Park business centre, Hillingdon Hospital and Uxbridge Town centre all within a short drive/bus journey. The M4/M25/A40 and M40 are all close by creating easy links to London and The Home Counties.



GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 499 sq.ft. (46.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metagix 12/2024



Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB

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Council Tax:

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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