



- TWO Double Bedrooms
- Ground Floor
- Quiet Residential Development
- Scenic River Walk Nearby
- Allocated Parking Space
- TWO Bathrooms
- Outside Balcony Area
- Close To West Drayton Station
- Crossrail Location
- EPC Rating C

This well-presented modern TWO double bedroom TWO bathroom ground floor apartment in a modern development near the Grand Union Canal. The property offers a good-sized master bedroom with en-suite, a second double bedroom, a spacious open plan living room with a walk-out patio, a contemporary fully fitted kitchen and a family bathroom. Further benefits include: neutral decoration, double glazing, gas central heating, to the kitchen you will find space/plumbing for washing machine/dryer, canal views from the corridor, communal gardens and allocated private parking.

The ideal family property is just minutes away from the High Street with many bus routes as well as being minutes away from West Drayton Station, which provides access to the Elizabeth Crossrail Line. The property is also located within a short drive of M4/M25 motorway junctions and Heathrow. Local shops include: Tesco, Home Bargains & Smyths, with Hillingdon Hospital and Brunel University close by.

Local schools include; Premier Nursery & Montessori School, Laurel Lane Primary School, St Martin's Primary School, Richings Park Pre-school, Uxbridge High School and Brunel University London.

Available December 2025 unfurnished.

Price - rent: £1,575 PCM

Deposit: £1,817.30 (5 weeks rent)

Holding deposit: 1 week's rent £363.46 (which will be used towards the remaining move-in money due)

Length of tenancy: Minimum 12 months

Local authority: Hillingdon

Council tax band: C

Internet Speed: Download - (up to) 80 Mbps Upload - (up to) 20 Mbps

Mobile Coverage (Indoor):

Voice

EE - None

Three - None

O2 - None

Vodafone - Limited

Data

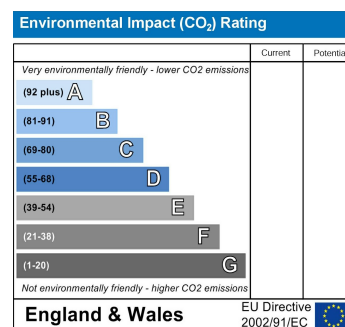
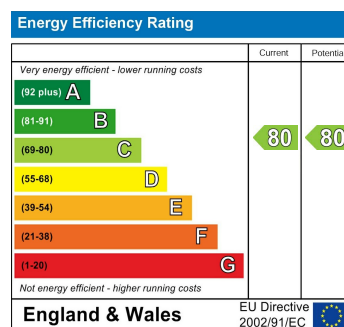
EE - None

Three - None

O2 - None

Vodafone - Limited

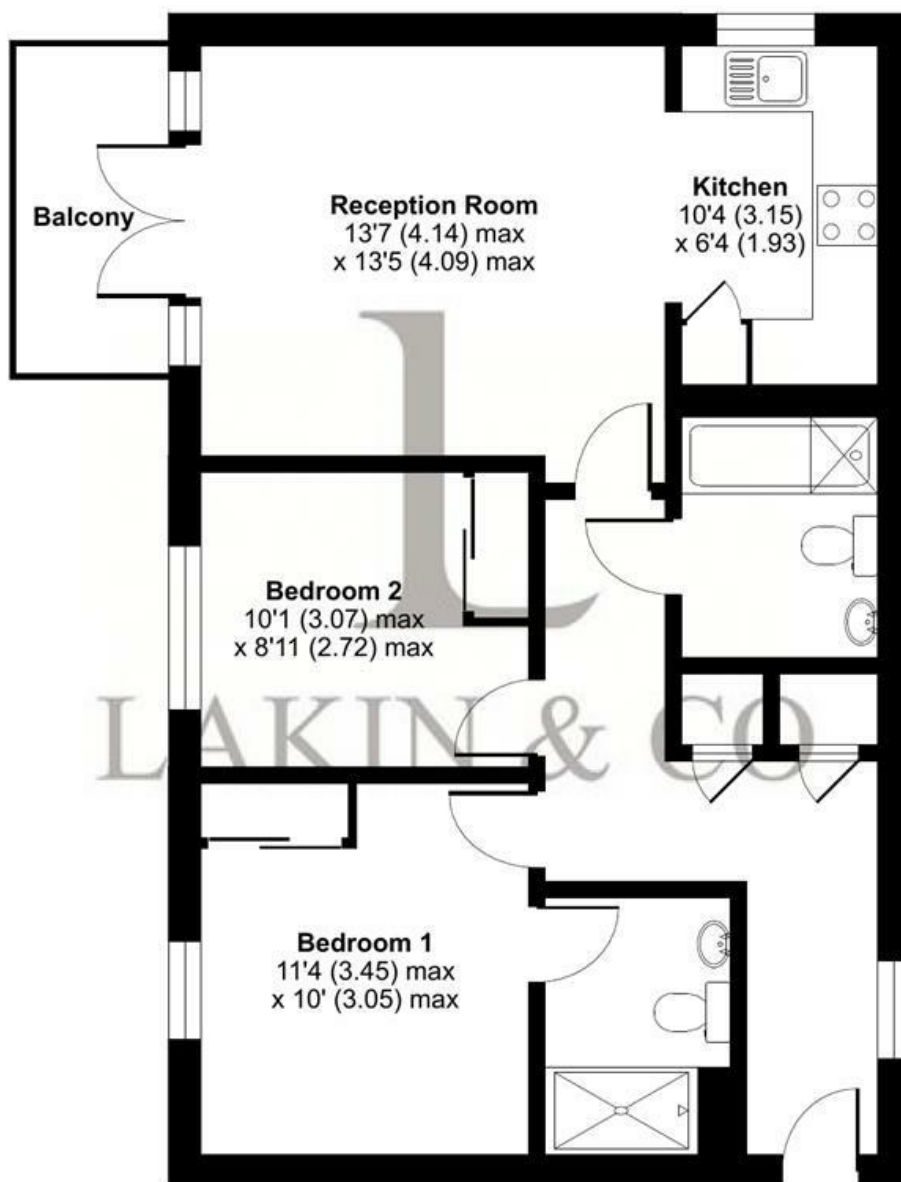
\*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org/>



**Wraysbury Drive, Yiewsley, West Drayton, UB7**

Approximate Area = 699 sq ft / 64.9 sq m

For identification only - Not to scale



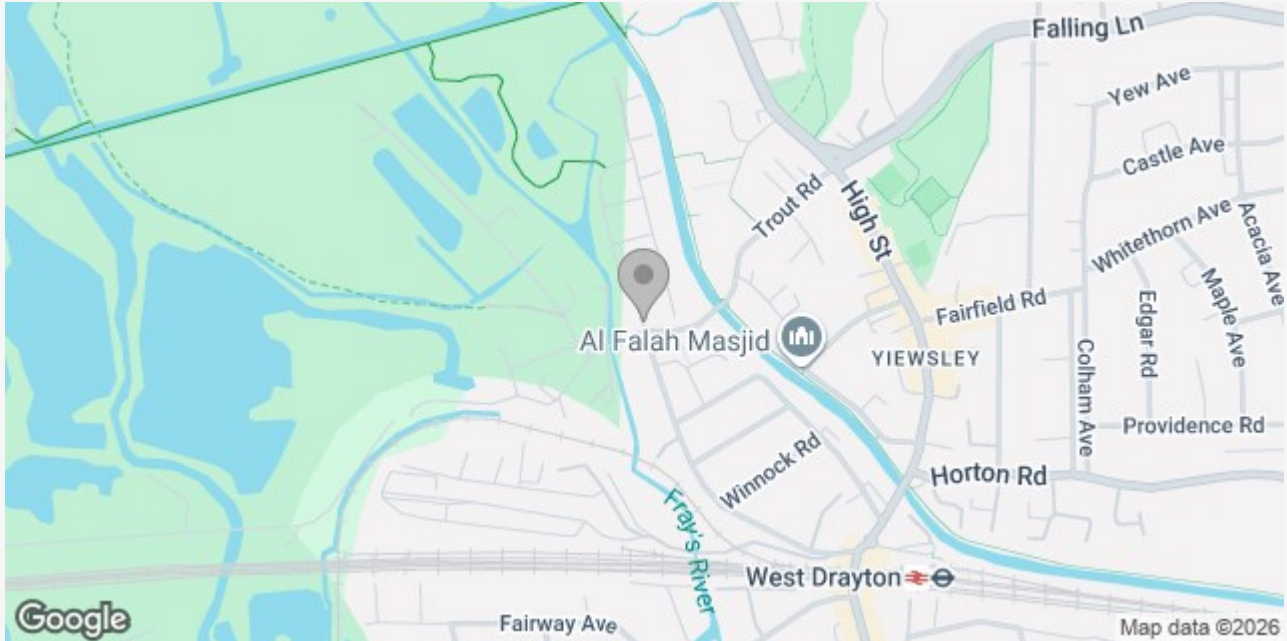
**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Lakin & Co. REF: 877148

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





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