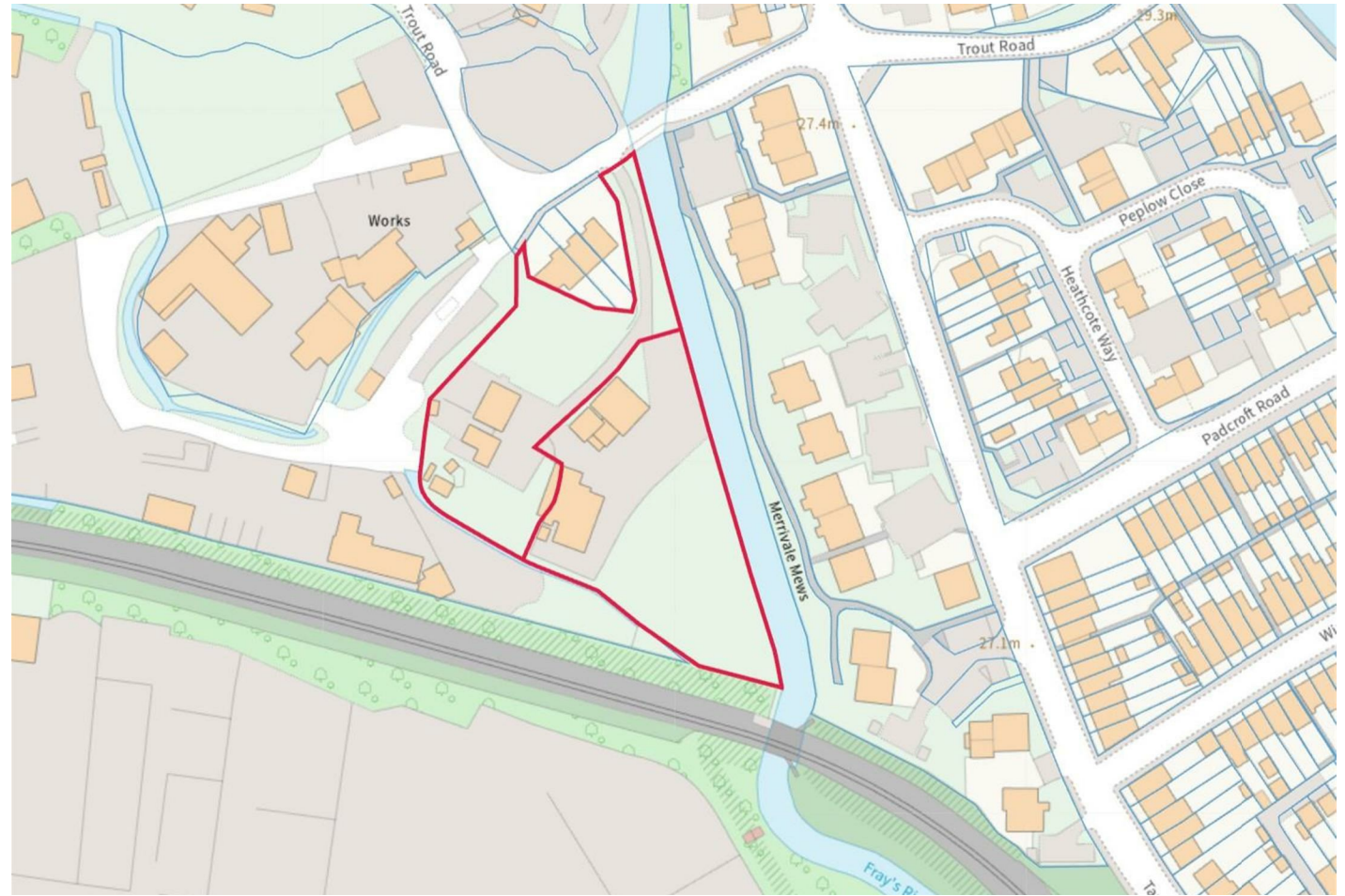


ALLDAY  
& MILLER



Trout Road, West Drayton, UB7 7RS  
£2,500,000





## Trout Road, West Drayton, UB7 7RS

**£2,500,000**

- Mixed Use Site Commercial and Residential
- Measuring Approx 1.6 Acres
- 68,801 Sq.ft
- Prime West London Location
- Easy Reach Of Heathrow Airport
- Two Adjoining Freehold Parcels Of Land
- B2 and C3 Usages
- No Planning Application Submitted Within the Last 5 years.
- Title MX402379
- Four Bedroom Detached House With Large Garden

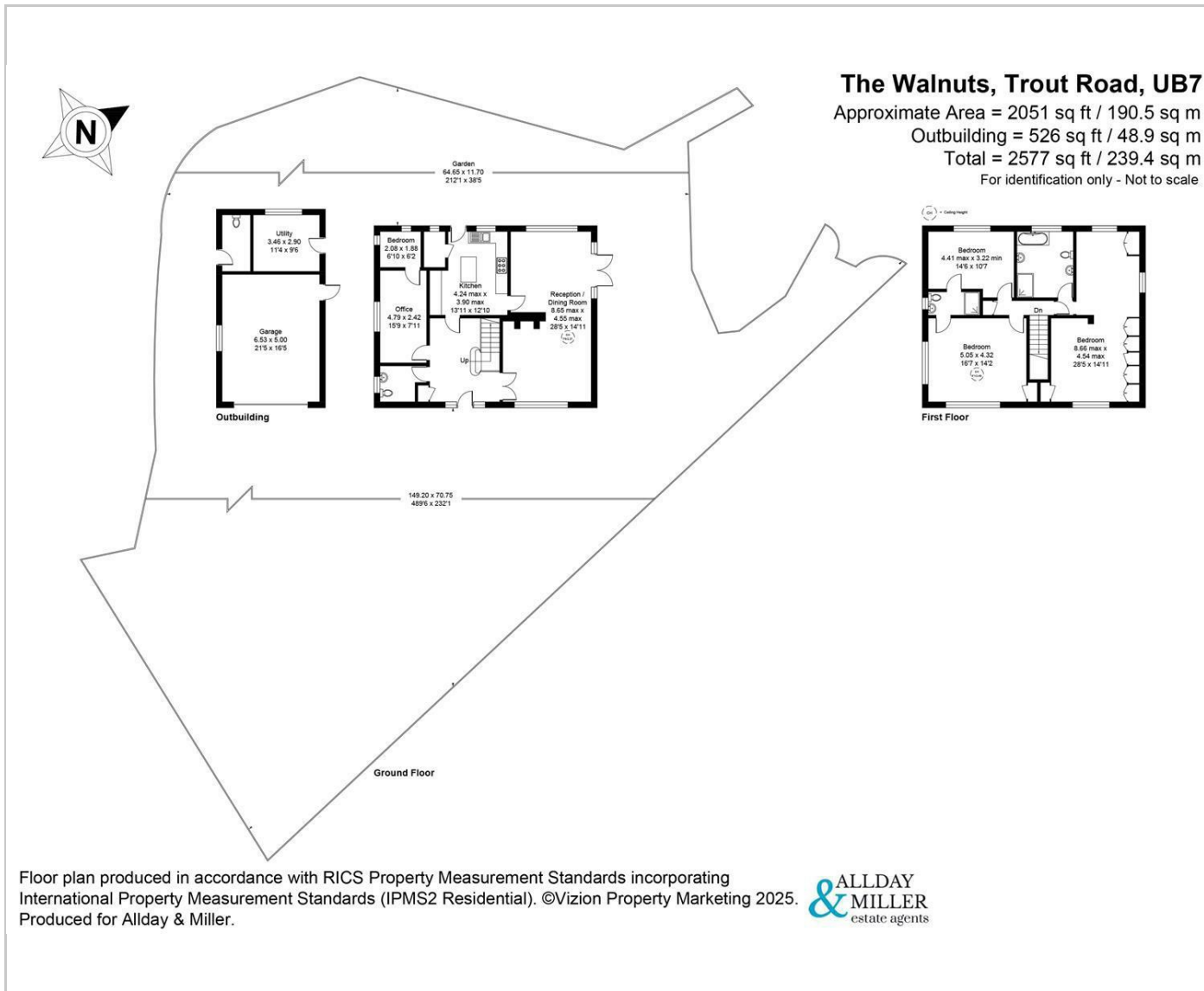
## Description

## Situation

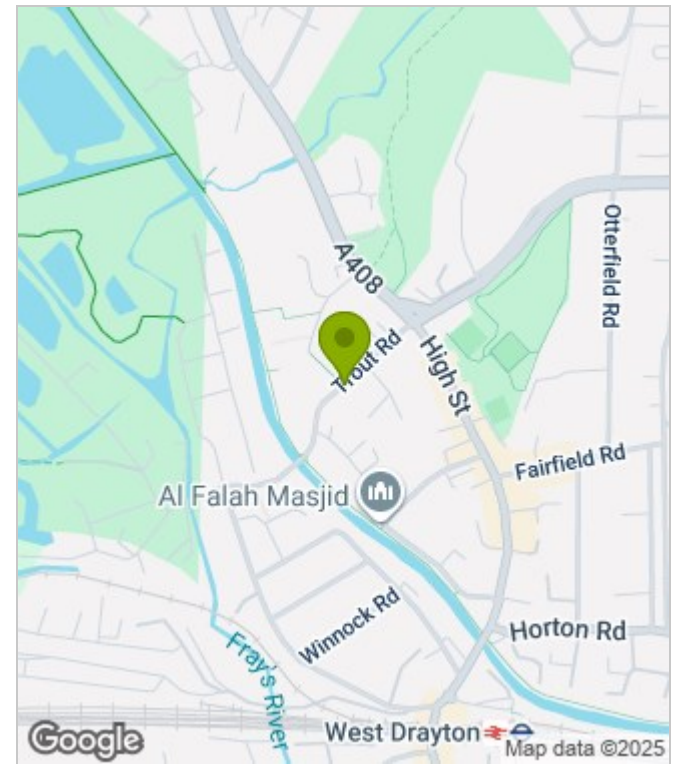
Trout Road just moments away from West Drayton High Street with its variety of local shops, cafes, takeaways and coffee shops. Also the Elizabeth line from the station with several links to central London and the surrounding areas. Bus links with easy reach to local amenities including Heathrow Airport, Stockley Park, Uxbridge town centre and Hillingdon Hospital. For the commuters M4/M25 & A40 with its links to London and The Home Counties are all a short drive away. Highly regarded schools including St Mary's Catholic primary school and Park Academy.



## Floor Plans




## Area Map



## Energy Performance Graph

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

**England & Wales**  
 EU Directive  
 2002/91/EC



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