



82 Newcombe Rise, Yiewsley, West Drayton, Middlesex, UB7 8QF

Welcome to this charming ground floor apartment located in the highly sought-after area of Newcombe Rise, Yiewsley, West Drayton. This delightful one-bedroom flat offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a cosy home.

Upon entering, you will find a well-proportioned reception room that provides a warm and inviting space for relaxation and entertainment. The bedroom is thoughtfully designed to ensure a peaceful retreat, while the bathroom is equipped with essential amenities for your daily needs.

One of the standout features of this property is its prime location. Newcombe Rise is known for its vibrant community and easy access to local amenities, including shops, cafes, and parks, all within a short distance. This makes it an excellent choice for those who appreciate the convenience of having everything they need close at hand.

Whether you are a first-time buyer or looking to downsize, this apartment presents a wonderful opportunity to enjoy modern living in a desirable neighbourhood. With its appealing features and excellent location, this property is sure to attract interest. Do not miss the chance to make this lovely flat your new home.

£1,200 Per Month

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

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