



46 Ryeland Close, Yiewsley, West Drayton, Middlesex, UB7 8AU

This well-presented one-bedroom apartment is an excellent opportunity for investors and cash buyers alike. Offered to the market with no upper chain and benefiting from a new lease on completion, the property is attractively priced to reflect its investment potential and flexibility of purchase options.

Situated just a short distance from West Drayton's bustling high street and mainline train station (Crossrail pending), the apartment enjoys superb connectivity. Heathrow Airport, Stockley Park, the M4 motorway, and Uxbridge town centre are all within close proximity, making it an ideal location for commuters, airport staff, and professionals working in the surrounding business hubs.

The property is available with either vacant possession or a tenant in situ, making it a versatile choice for landlords looking to expand their portfolio or buyers seeking a future home with rental income potential.

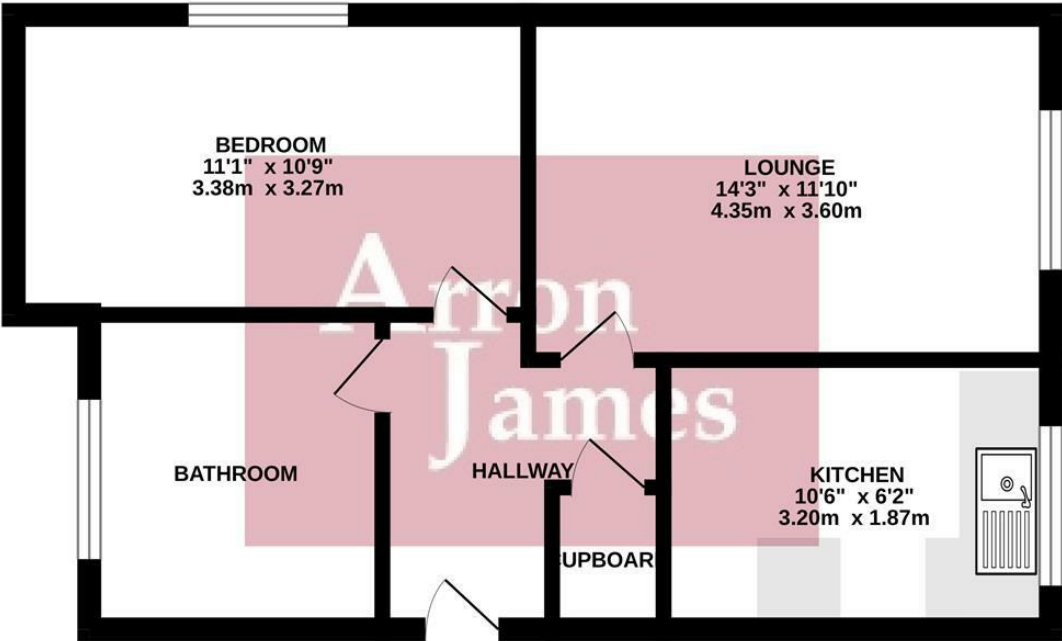
Inside, the apartment is in clean and tidy condition, with a practical layout comprising:

An entrance hall with a built-in storage cupboard

- One-Bedroom Apartment
- No upper chain – facilitating a swift and straightforward transaction.
- New lease on completion – enhancing long-term value and peace of mind.
- Competitively priced – reflecting strong investment potential.
- For sale via conditional auction – offering a flexible and secure purchasing process.
- Flexible purchase options – available with vacant possession or tenant in situ.
- Convenient location – close to West Drayton's shops and mainline station (Crossrail pending).
- Excellent transport links – easy access to Heathrow Airport, Stockley Park, M4, and Uxbridge town centre.
- Well-maintained communal grounds – including residents' and visitors' parking

Auction Guide £180,000

GROUND FLOOR



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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