



**.13 Jefferson House
West Drayton, UB7 9FL**

Asking Price £239,950

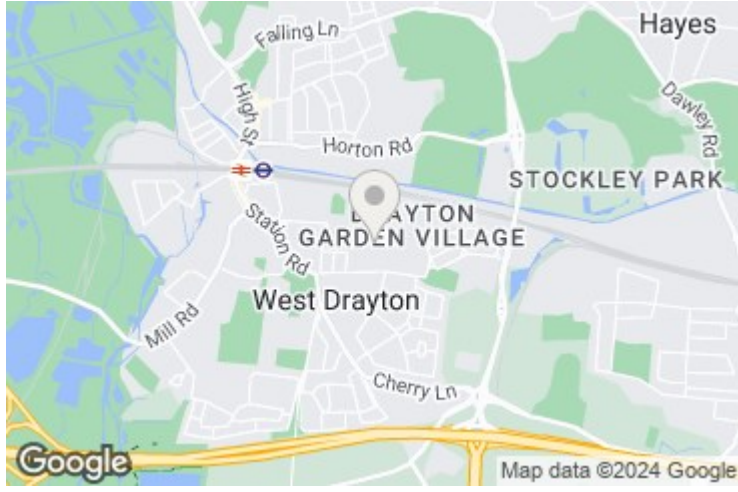
Modern 1 bedroom 1st floor flat with open-plan fitted modern kitchen leading to living area, off the living area via french doors is a balcony with views over the communal gardens and surrounding area. There are glass sliding doors to separate the bedroom from the lounge giving the flat a light open space. The 3 piece modern white bathroom suite is en suite to the bedroom area. the property also benefits from electric heating. There are stairs and lifts to all floors, outside the property has communal gardens and parking.

The development is located conveniently with access to West Drayton station and the M4 motorway which gives great access to London.

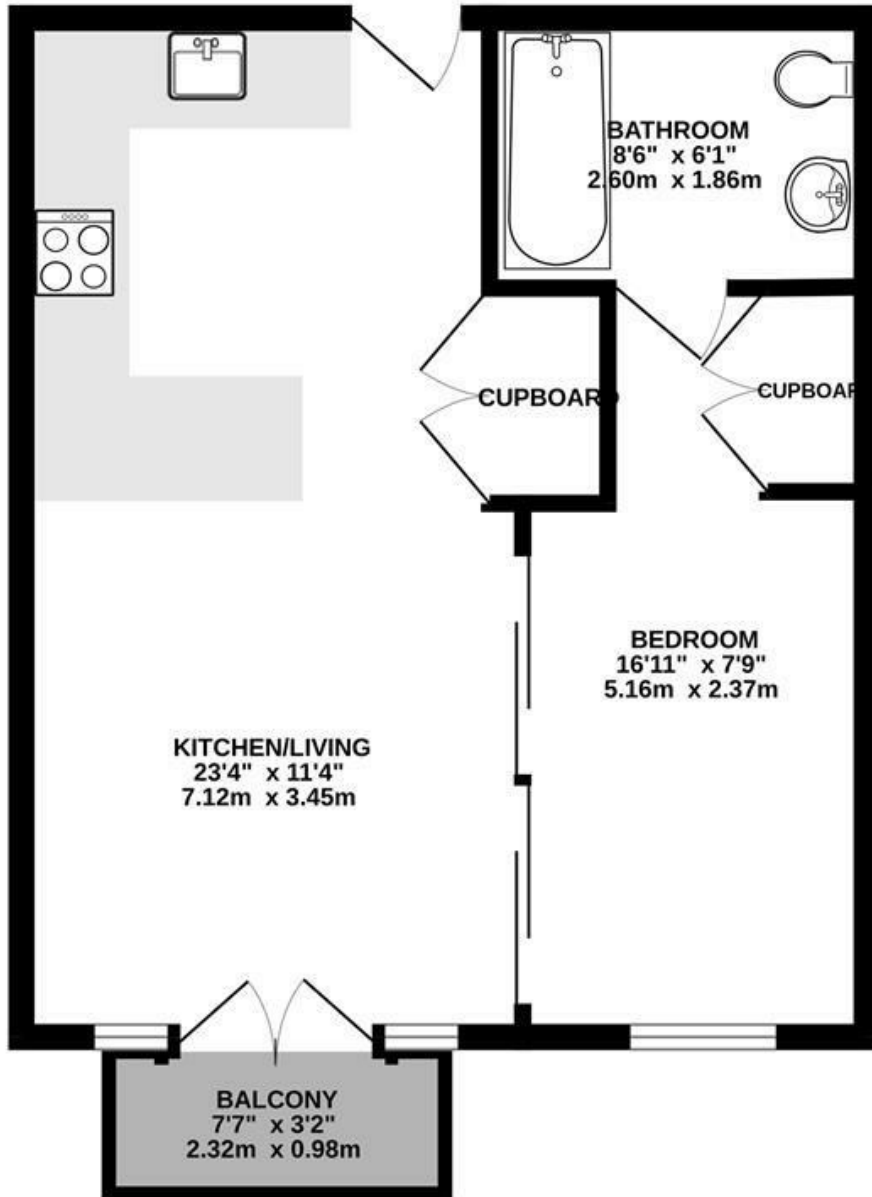
The property is offered with vacant possession and is ideal for first time buyers or investment buyers.

EPC 'B'
Council tax band 'C'

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ENTRANCE FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 441 sq.ft. (41.0 sq.m.) approx.

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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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			
		84	87
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			
		82	82
England & Wales		EU Directive 2002/91/EC	