



Osprey Close, West Drayton, UB7 7JE

- Ground floor studio apartment
- Allocated parking
- Modern fitted kitchen
- Private rear garden
- Well presented throughout
- No upper chain

Guide Price £180,000



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Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

Accommodation

Providing accommodation that briefly comprises of:, entrance lobby with built in storage, the studio room overlooks and opens onto the rear garden, the kitchen is fitted with modern storage units and drawers with work surfaces over that have an inset gas hob with extractor above and electric oven below, there is space for appliances and a front aspect double glazed window, the bathroom is fitted with an enclosed bath wash basin and WC.

Outside

There is a private garden to the rear of the property and an allocated parking space.

Situation

West Drayton offers excellent transport links. The area benefits from quick access to central London, with journeys to Bond Street from West Drayton taking just 30 minutes. Additionally, Heathrow Airport is just a short drive away, making international travel easily accessible. With good local bus services and road connections, including the M4 and M25, West Drayton offers exceptional transportation options for residents. Combined with local amenities such as shops, schools, and green spaces

Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council Tax Band: B

EPC rating: C

Lease: 87 years remaining

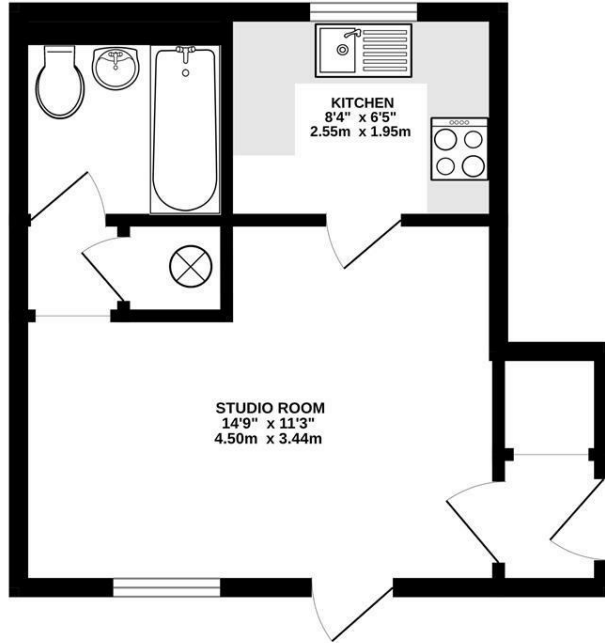
Service Charge: £800 per annum

Ground Rent: £100 per annum

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

GROUND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA: 280 sq.ft. (26.0 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 in 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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