

# 71a, Colham Avenue

West Drayton • • UB7 8EU

Guide Price: £270,000



coopers  
est 1986

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A unique and spacious one bedroom, apartment which offers 558 sq ft. of accommodation arranged over two floors. This exciting apartment has been carefully laid out, upon entrance to the hallway there is a downstairs W.C, an open plan living/kitchen with integrated appliances and soft close units. To the first floor there is a utility cupboard with washer/dryer, impressive 14ft bedroom with built in wardrobes, electric velux windows allowing plenty of natural light and finally ensuite shower room with underfloor heating.

Newly converted in 2021 with building warranty remaining

Split level one bedroom apartment

14ft x 11ft bedroom with electric velux windows

Private terrace

Bathroom & W.C

Luxurious specification throughout

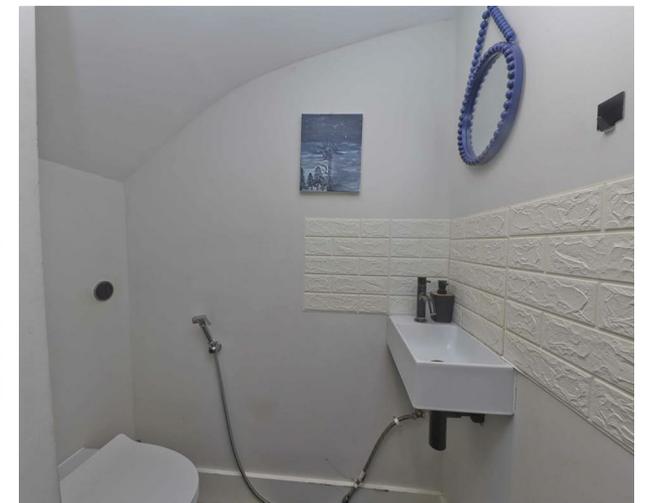
Allocated parking

Share of freehold

Fully private development of only 8 apartments

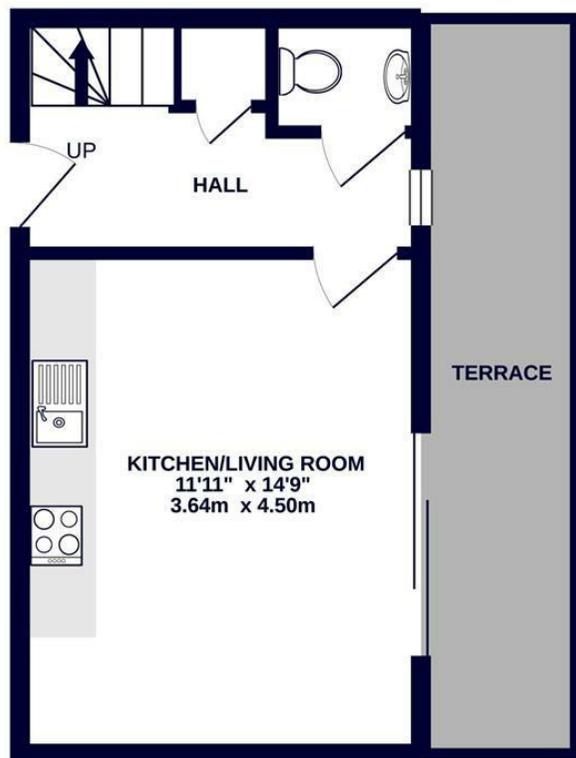
Moments from West Drayton Station (Elizabeth Line)

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





GROUND FLOOR  
259 sq.ft. (24.0 sq.m.) approx.



1ST FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 558 sq.ft. (51.8 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	Target
Very energy efficient - lower running costs			
A			
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		66	66
EU Directive 2002/91/EC			

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.