



FOR SALE • STUDIO APARTMENT

Boxwood Close

West Drayton • UB7 9PD

Offers In Region Of **£168,000**



HILTONS ESTATES

Studio

APARTMENT

1

BATHROOM

301

SQ FT

C

EPC RATING

A spacious and well-presented 301.39 sq ft studio apartment offering a rare separate kitchen and a fantastic opportunity in the heart of West Drayton. Ideally positioned close to the High Street, Elizabeth Line and excellent transport links, providing easy access to Central London, Heathrow Airport and Stockley Business Park.

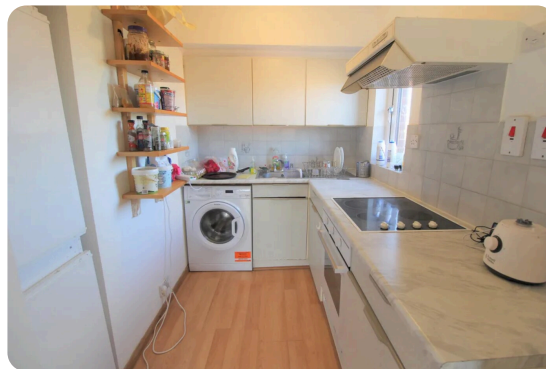
With an impressive rental potential of £1,050 pcm (approx. 7.5% gross yield) and the added benefit of a 999-year lease extension available for just £2,500, this property is a must-see for investors and first-time buyers alike. Call now for further details – not to be missed. Viewings highly recommended.

KEY FEATURES

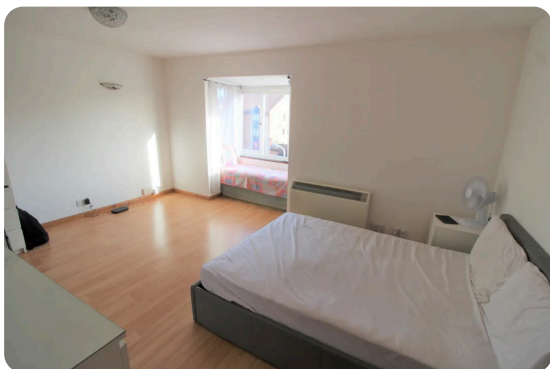
- Spacious 301.39 sq ft studio apartment with separate kitchen
- Prime West Drayton location close to High Street and amenities
- Excellent transport links including the Elizabeth Line
- Strong rental potential – £1,050 pcm (approx. 7.5% yield)
- 999-year lease extension available for only £2,500
- £0 ground rent and attractive investment opportunity
- Ideal for first-time buyers and investors
- Viewings highly recommended – not to be missed



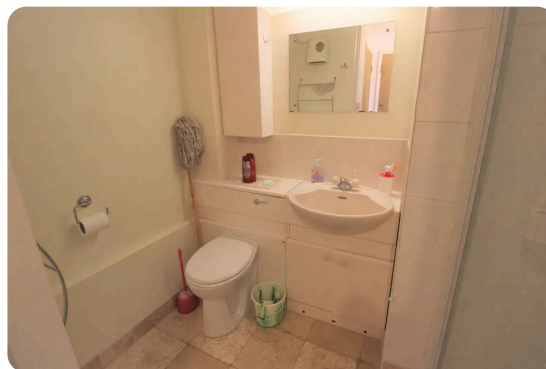
STUDIO LIVING SPACE



SEPARATE KITCHEN



STUDIO ROOM



BATHROOM



STUDIO APARTMENT

INVESTMENT HIGHLIGHTS

£168,000

OFFERS IN REGION OF

£1,050 pcm

RENTAL POTENTIAL

~7.5%

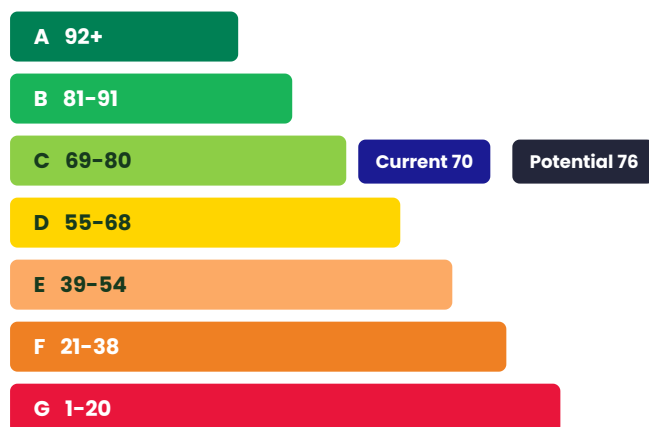
GROSS YIELD

£0

GROUND RENT

999-year lease extension available for only £2,500 — ideal for investors and first-time buyers alike.

Energy Efficiency Rating



Current rating C (70), with potential to reach C (76). Full EPC available on request.

Arrange a Viewing

Viewings are highly recommended to appreciate the accommodation and investment potential on offer.

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only, and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.