



## Wraysbury Drive, Yiewsley, West Drayton, UB7 7FE

- Two bedroom apartment
- Two bathrooms
- Lift to all floors
- Allocated parking
- Top floor
- No upper chain
- Private balcony
- Close to West Drayton station

**Auction Guide £200,000**

### Accommodation

Providing accommodation that briefly comprises, entrance hall with built in storage, bathroom with an enclosed bath, wash basin and WC. There are two bedrooms with the principal bedroom having the benefit of an en-suite shower room.

The open plan living space has a private balcony and the kitchen is fitted with ample units and integrated appliances.

### Outside

There is 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

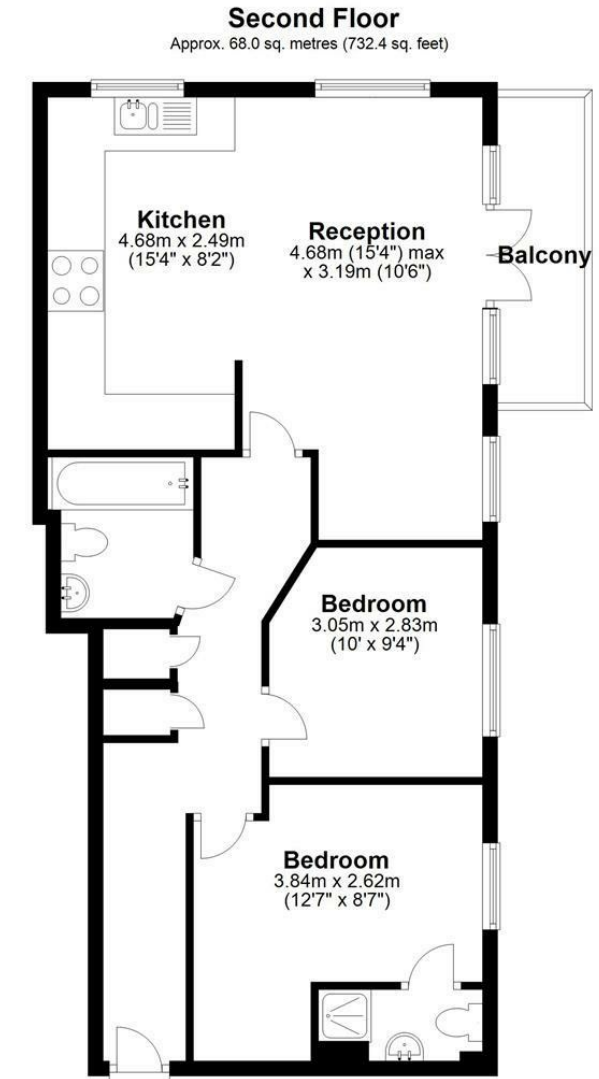
Council tax band: D

EPC rating: B

Lease term: 106 years remaining

Service charge: £2,760 per annum

Ground rent: £200 per annum



Total area: approx. 68.0 sq. metres (732.4 sq. feet)

### IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. 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 contracts