

















Heather Lane, Yiewsley, West Drayton, UB7 8AN

- Three bedroom split level duplex apartment
- Spacious separate lounge with dedicated dining area
- Low service charge and ground rent costs
- Generous accommodation arranged across two spacious floors
- Private rear garden providing valuable outside space
- Offered to the market with vacant possession

Guide Price £305,000

Description
A generously proportioned three bedroom split-level duplex, offering approximately 723 sq ft of accommodation and occupying a convenient position on Heather Lane in West Drayton. Offered with vacant possession, the property represents an appealing opportunity for first time buyers, families and investors, with the additional benefit of low service charges and ground rent.

Arranged across two floors, the accommodation has a practical layout that creates a natural separation between the living and bedroom spaces. The entrance level opens into a spacious 17'11" lounge/dining room, providing plenty of room for both comfortable seating and a dining area. A separate kitchen and entrance hall complete this floor.

Upstairs are three well proportioned bedrooms, served by a family bathroom and central landing. The split-level arrangement gives the property a greater sense of space and privacy than a conventional apartment, while offering flexibility for those requiring a home office or additional guest room.

Externally, the property further benefits from its own private rear garden, positioned separately from the apartment and providing valuable private outdoor space.

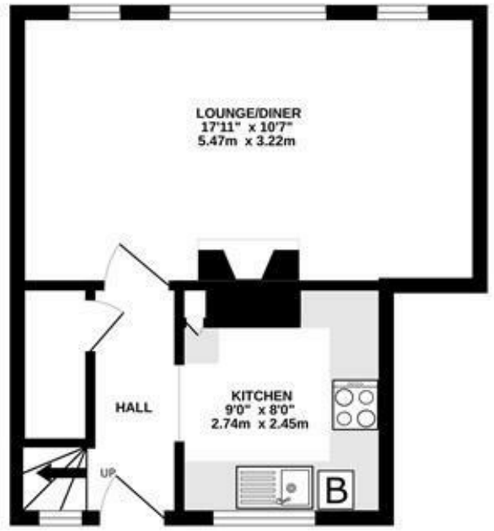
Heather Lane is a well established residential location in West Drayton, conveniently positioned for a range of local shops, schools and everyday amenities. West Drayton town centre and the Elizabeth Line station are within easy reach, providing direct connections to central London, Canary Wharf and beyond. The area is also particularly well placed for Heathrow Airport, while the M4, M25 and A40 provide excellent road connections across London and the wider motorway network.

Additional informan
Tenure: Leasehold
Local Authority: London Borough of Hillingdon
Council tax band: C
EPC rating: D

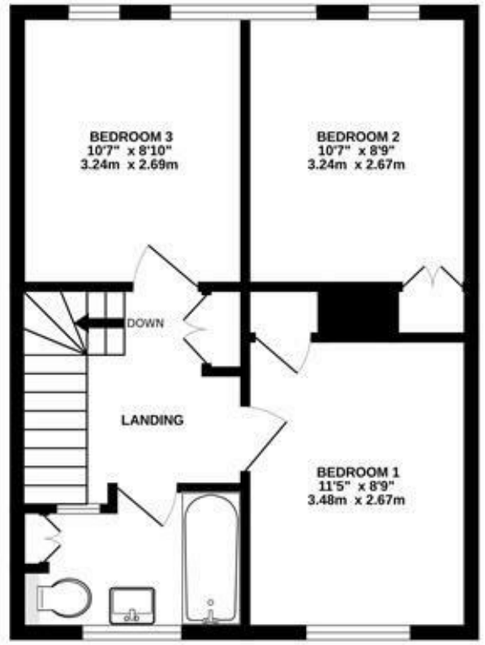
Lease term: 87 years remaining
Service charge: £550 per annum
Ground rent: £10 per annum

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

1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



2ND FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.2 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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