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Newcombe Rise, West Drayton, UB7 8QF  
£1,395 Per Month





**Newcombe Rise, West Drayton, UB7 8QF**

**£1,395 Per Month**

- Newly Refurbished Throughout
- Modern Kitchen With Brand New Appliances
- Contemporary Bathroom
- Second Floor Flat
- Council Tax Band C
- One Double Bedroom With Fitted Storage
- Allocated Parking Space
- Large Reception Room
- Walking Distance To West Drayton Station
- EPC: C

## Description

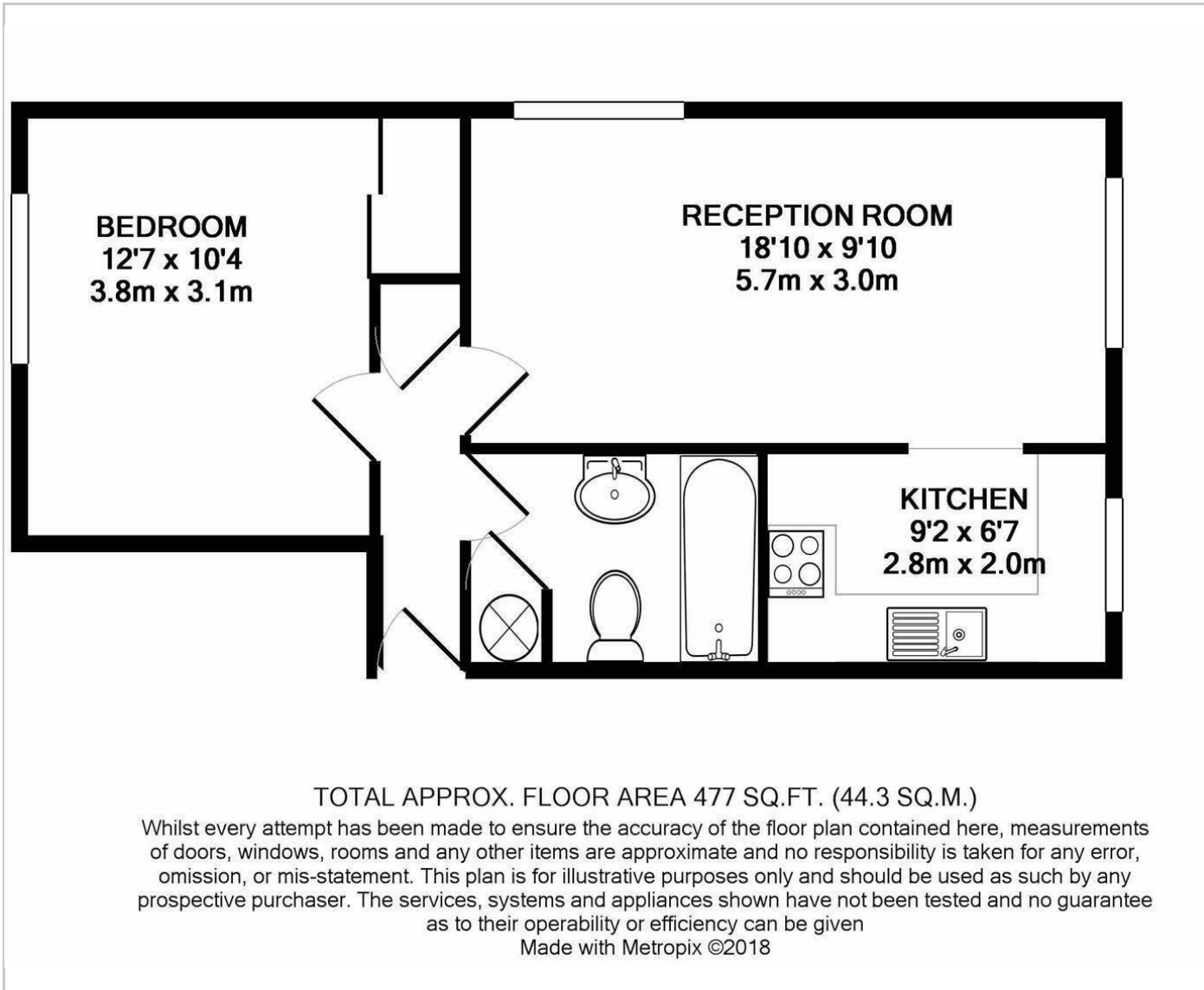
Newly refurbished throughout, this apartment is beautifully presented with a high quality finish. It features an exceptionally bright and airy bedroom with ample fitted wardrobes, alongside a separate fully tiled shower room. The high quality kitchen is fitted with brand new appliances and offers generous cupboard storage. The property also benefits from an allocated parking space, with additional visitor parking available. Further enhancing the appeal are the well maintained communal gardens.

## Situation

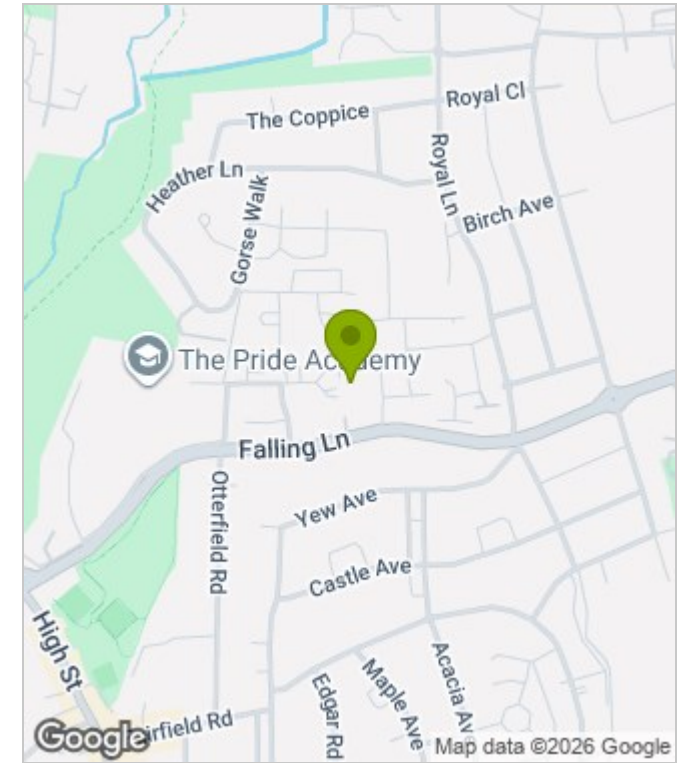
Ideally situated in the heart of Yiewsley, this property enjoys excellent transport connections and local amenities. West Drayton Station is approximately a 12-minute walk away, providing Elizabeth Line and National Rail services with direct links into Central London and Heathrow. The nearest Underground station is Uxbridge, approximately 2 miles away. A variety of local bus routes serve the surrounding area, offering convenient access to Uxbridge, Heathrow and neighbouring towns. The property also benefits from easy access to the M4, M25 and A40, making it ideal for commuters. Nearby are shops, cafés, parks and leisure facilities.



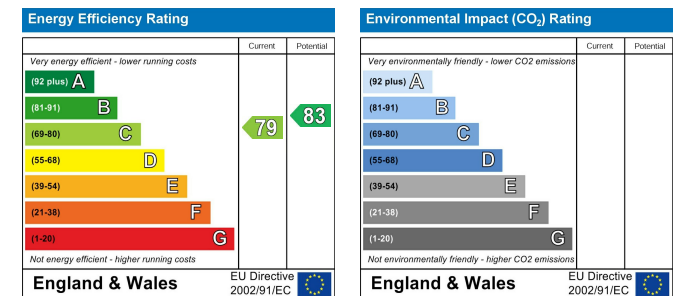
## Floor Plans



## Area Map



## Energy Performance Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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