

73 The Green

West Drayton • • UB7 7PW
Offers In Excess Of: £270,000



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This charming one bedroom, ground floor apartment is situated within a stunning Grade II listed building conversion and offers approximately 458 sq.ft. of well-utilised space, combining period character with modern comfort. The property features a bright and generously sized living room with bay windows and fireplace, a double bedroom with direct access to the rear communal garden, a compact yet well-equipped modern kitchen and a stylish four piece bathroom. Retaining much of its historical charm, the home also benefits from high ceilings and tasteful décor throughout, making it an ideal residence for first-time buyers, downsizers, or those seeking a unique and cosy living space in a characterful building.

Grade II listed conversion

Share of freehold

One bedroom apartment

Ground floor

Charming communal grounds

Character features

Modern enhancements

Stunning condition

150 year lease

Desirable location

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
458 sq.ft. (42.5 sq.m.) approx.



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TOTAL FLOOR AREA: 458 sq.ft. (42.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the information 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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CoopersResidential.co.uk

| Energy Efficiency Rating | |
|---|---------|
| | Current |
| Very energy efficient - lower running costs | |
| 2019/20 A | A |
| 2019/20 B | B |
| 2019/20 C | C |
| 2019/20 D | D |
| 2019/20 E | E |
| 2019/20 F | F |
| 2019/20 G | G |
| All energy efficient - higher running costs | |
| EU Directive 2002/91/EC | 76 |

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.