



Frankwood Avenue, West Drayton, UB7 8QR

- Well presented, one bedroom apartment
- Modern fitted kitchen with integrated appliances
- Close to local shops and amenities
- Bright and spacious living area
- Generous double bedroom with built in storage
- Close proximity to the Elizabeth line

Guide Price £195,000

2ND FLOOR
430 sq.ft. (39.9 sq.m.) approx.

Description

A bright and well maintained one bedroom apartment in West Drayton, offering good condition accommodation close to local amenities and transport links.

Accommodation

Accommodation comprises an entrance hall with useful storage, leading through to a well proportioned reception room measuring approximately 14'0" x 11'11". The separate kitchen is fitted in a practical layout. The bedroom measures approximately 12'1" x 8'8", offering comfortable accommodation, while the bathroom is fitted with a three piece suite. The property extends to approximately 430 sq. ft. overall.

Location

West Drayton is well regarded for its excellent connectivity and growing appeal among commuters. West Drayton Station provides access to the Elizabeth Line, offering fast and direct services into Central London, the West End and Canary Wharf, as well as convenient links to Heathrow Airport. The nearby M4 and M25 further enhance road connections across London and the wider motorway network.

The area benefits from a good range of local amenities, including shops, supermarkets and independent cafés, with more extensive retail and leisure facilities available in nearby Uxbridge. There are a selection of well regarded schools and access to open green spaces.

Additional information

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

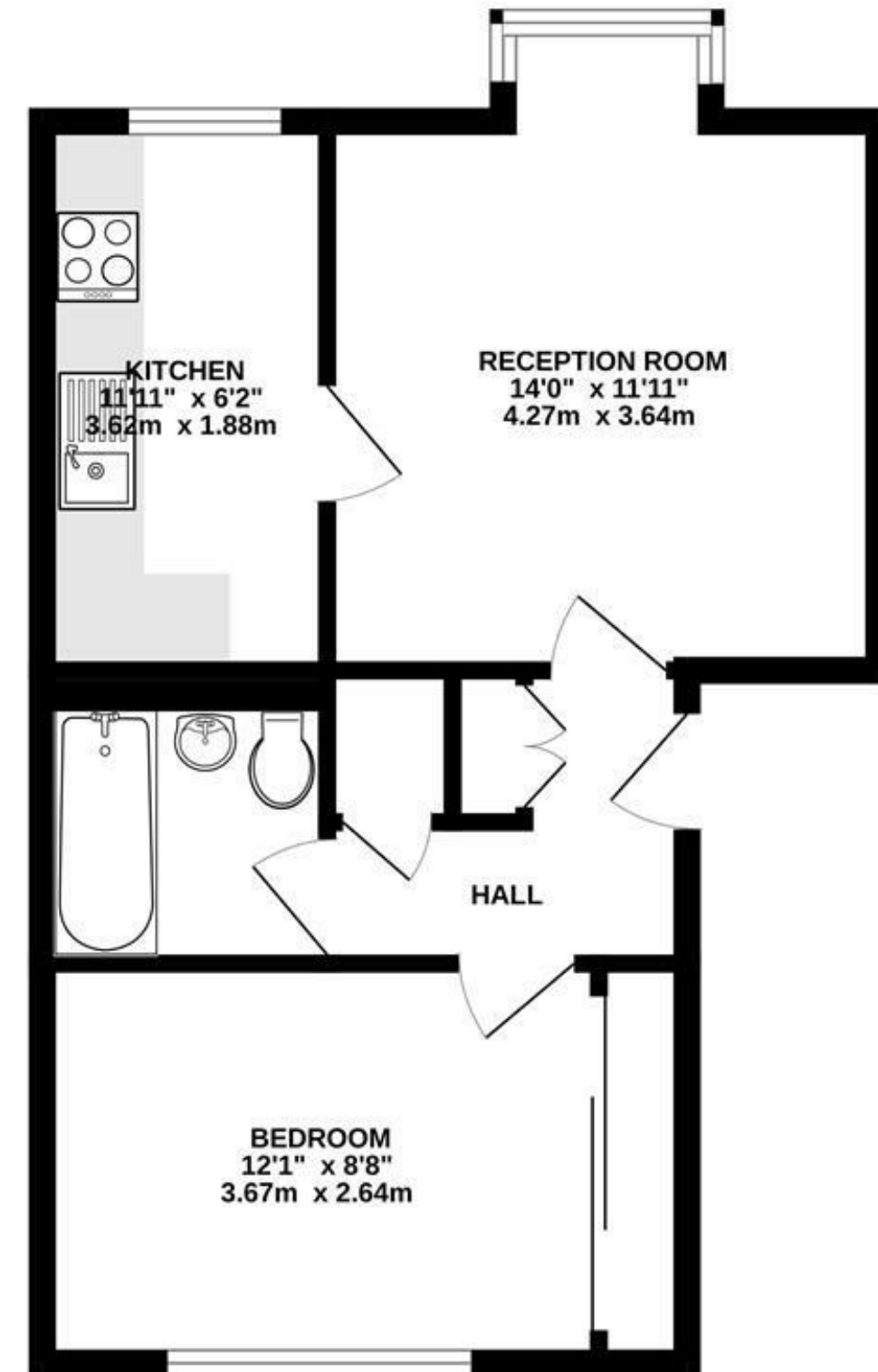
Council tax band: C

EPC rating: C

Lease term: 61 years remaining

Service charge: £1,500 approximately per annum

Ground rent: £100 approximately per annum



TOTAL FLOOR AREA: 430 sq.ft. (39.9 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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