

# Arron James



## Room 13, 10 Warwick Road, West Drayton, Middlesex, UB7 9BZ

Nestled in the heart of Warwick Road, West Drayton, this charming spacious room in a shared house is a hidden gem waiting to be discovered. Perfect for single professionals, this property boasts a shower and a convenient kitchenette, offering both comfort and practicality.

Situated just a stone's throw away from West Drayton Station, this room is an ideal choice for commuters, making the daily hustle and bustle a breeze. The convenience doesn't stop there - with all bills included (except broadband), you can enjoy a hassle-free living experience.

This property offers more than just a room; it provides a shared living area, two communal bathrooms, a communal kitchen, and even a lovely garden to unwind in. Just a short stroll off the high street, you'll have easy access to local amenities and entertainment options.

Don't miss out on this fantastic opportunity to secure a cosy and convenient living space in a prime location. Embrace the comfort and ease that this property in West Drayton has to offer - your ideal living situation awaits! All utilities included except internet/broadband

**£750 Per Calendar Month**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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