










Oakwood Estates are delighted to present to the market this two-bedroom/two-bathroom second-floor apartment situated along the banks of the famous Grand Union Canal and within close proximity of West Drayton High Street and Train Station servicing Cross Rail. There is also an open plan kitchen/lounge with a balcony, the main bedroom is the one that benefits from an ensuite shower room and fitted wardrobe space. Externally there is allocated parking for one car and further visitor spaces.

This property would make for an ideal first-time purchase or investment.

The apartment features an entrance hallway with a storage cupboard, and a cupboard housing the boiler. The open-plan Lounge/Kitchen has space for an L-shape sofa, dining table and chairs, and french doors leading out to the balcony. The kitchen features a mixture of eye and base level units, oven with hob and extractor hood, stainless steel sink and drainer, integrated fridge/freezer, integrated dishwasher, spotlights, and side aspect double glazed window. The main Bedroom features carpet to the flooring, skirting, radiator, central light, door to en suite, rear aspect double glazed window, En Suite low-level W.C, pedestal sink, radiator, shower unit, spotlights. Bedroom Two features carpet, skirting, radiator, central light, and rear aspect double glazed window. The Bathroom features laminate flooring, low-level W.C, a pedestal sink, a radiator, a bath with an overhead shower, part tiled walls, and spotlights.

Oakwood
Estates

Property Information

-  LEASEHOLD · 136 YEARS REMAINING
-  GROUND RENT £250 PER YEAR
-  EPC - C
-  2 BEDROOMS
-  BALCONY COMING OFF LIVING ROOM
-  SERVICE CHARGE - £2,000 PER YEAR
-  COUNCIL TAX BAND - D (£1,658 P/YR)
-  INTERNAL AREA - 636 SQ.FT. (59 SQ.M.)
-  2 BATHROOMS (1 ENSUITE)
-  ALLOCATED & VISITOR PARKING

					
x2	x1	x2	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Please Note

The property is currently let out till the end of January 2025. The option to either keep the tenants or have the property vacant upon completion are both available. Potential rental income £1750.00 pcm

Tenure

Leasehold

We understand from the vendor that the property is held

on a lease with 136 years remaining with a ground rent

of £250 per annum and a service charge currently of

£2000 per annum.

Council Tax Band

D (£1,658 p/yr)

EPC Rating

(2020) 80 (C) Potential 80 (C)

Location

Bittern House is located in the heart of the vibrant town of Yeivisley, West Drayton which is positioned on the western edge of the Capital. This means that it is superbly placed to access Central London with ease, with frequent services to London Paddington in less than 25 minutes from the West Drayton Station (Crossrail). The property is within a few minutes walk to the station. Other benefits are good access to M4 and M25 motorways and convenient transport links into London and nearby Uxbridge Town Centre.

Transport

West Drayton Rail Station (Crossrail) - 0.37 miles

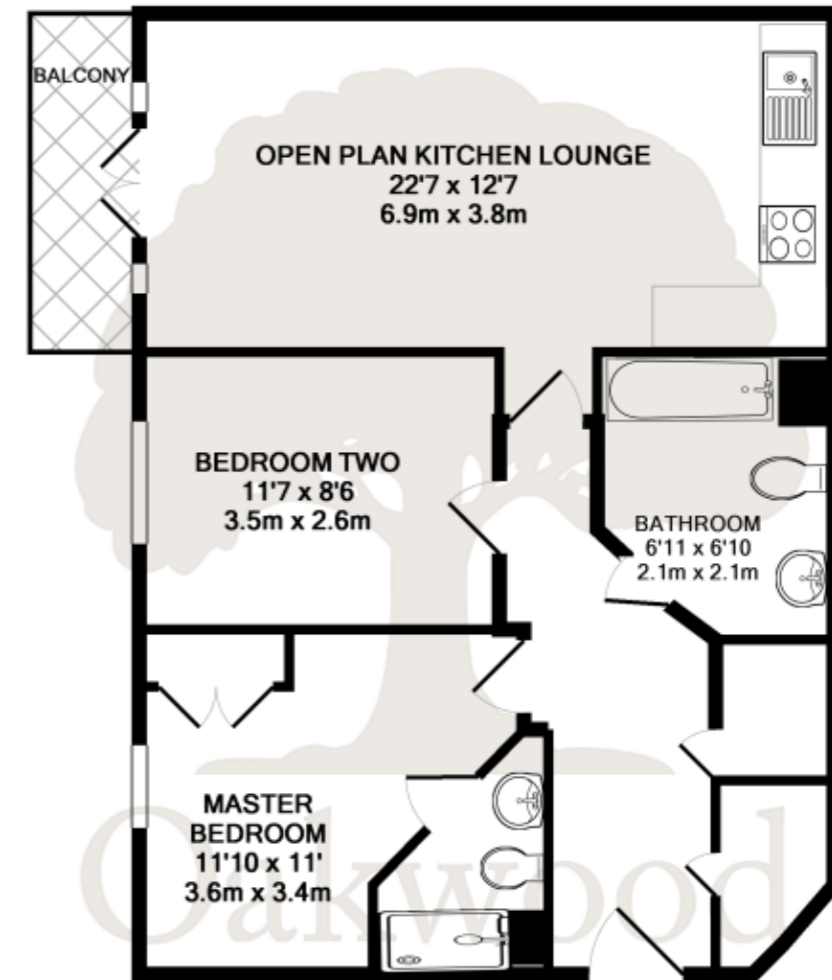
Uxbridge Underground Station - 2.25 miles

London Heathrow Airport - 2.94 miles

Council Tax

Band D

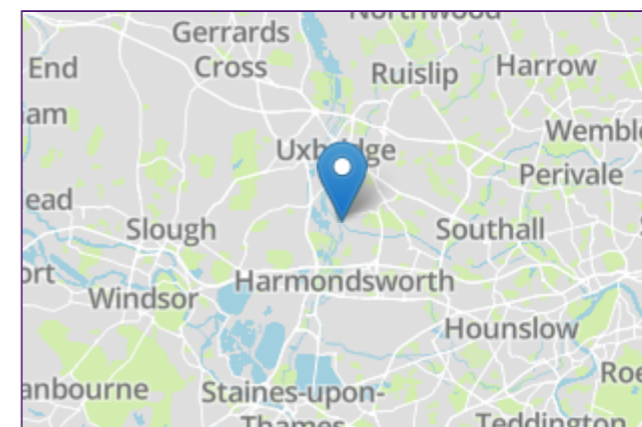
Floor Plan



TOTAL APPROX. FLOOR AREA 667 SQ.FT. (62.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			