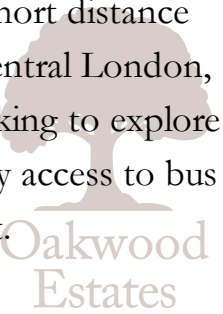








Discover comfortable and convenient living in this well-presented ground floor studio flat, ideally located in the sought-after Ryeland Close, West Drayton. Perfect for students and professionals alike, this property offers a fantastic opportunity to reside in a vibrant and well-connected area.

Benefits include being ground floor offering easy access with no stairs, ideal for those seeking practicality and ease of living, a bright and airy 16ft studio room provides a versatile living area that can be easily configured to suit your needs. The property offers first time buyers and investors the opportunity to acquire a great starter home in good condition situated in a cul-de-sac location, you'll benefit from a peaceful residential setting while remaining close to local amenities.

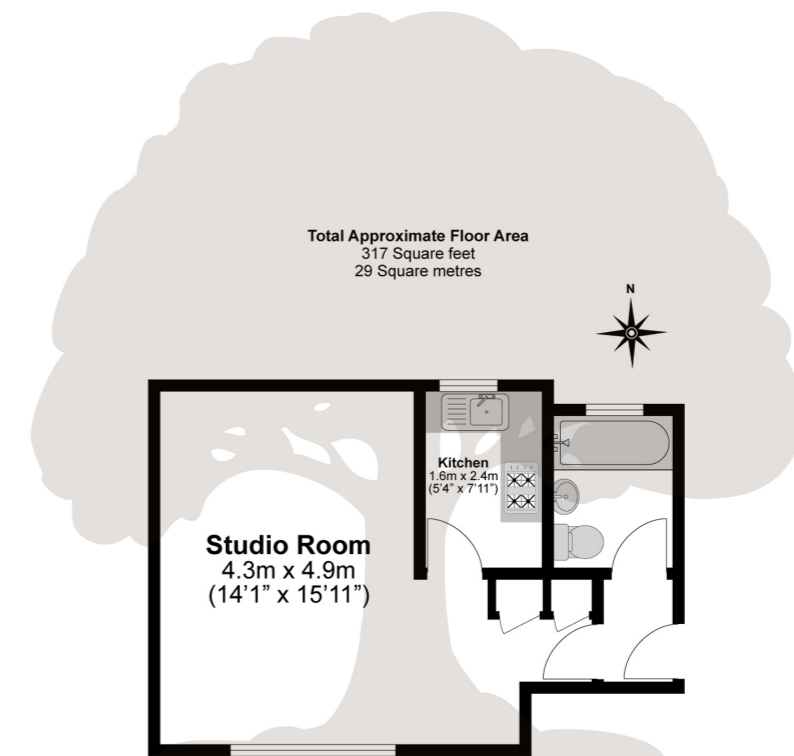
Ryeland close is a popular development set in a quiet cul-de-sac location just a short distance from West Drayton's Elizabeth Line station, offering swift and direct access to Central London, Heathrow Airport, and beyond. This is perfect for daily commuters and those looking to explore the city. The property is close to local shops, supermarkets, and amenities, has easy access to bus routes and major roads and is a short commute to Heathrow airport.





-  GROUND FLOOR STUDIO APARTMENT
-  THREE PIECE BATHROOM
-  ONE ALLOCATED PARKING SPACE
-  PERFECT FOR STUDENTS AND PROFESSIONALS
-  GREAT INVESTMENT OPPORTUNITY
-  16FT STUDIO ROOM
-  FITTED KITCHEN
-  POPULAR CUL DE SAC LOCATION
-  NO ONWARD CHAIN
-  CLOSE TO ALL AMENITIES

OPPORTUNITY					
					
x1	x1	x1	x1	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Oakwood Estates

Illustrations are for identification purposes only, measurements are approximate, not to scale.

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.

**Interior**

From the main communal entrance hall is your main front door leads through to the hallway with storage cupboard and door to a three piece bathroom suite that has a panel enclose bath, low level WC and wash hand basin. The main studio room measures a generous 16ft providing a versatile living area that can be easily configured to suit your needs, this has an airing cupboard and door leading through to a modern kitchen with wall and base level units, offering a well maintained and equipped kitchen area.

**Exterior**

The property is set with well maintained communal gardens and has one allocated parking space.

**Location**

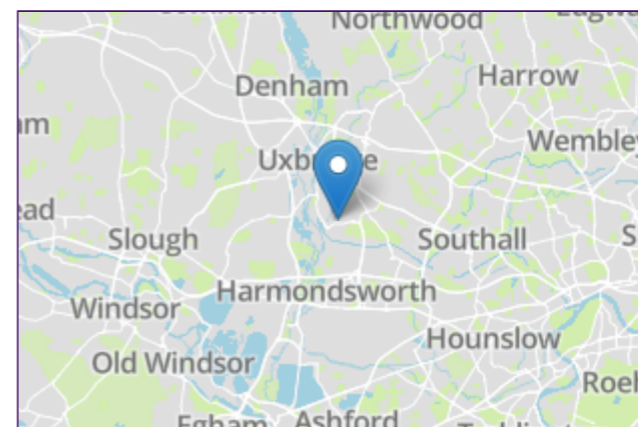
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**Council Tax**

Band B = £1,449.68

**Leasehold**

Lease - 93 years remaining  
Service charge - £1300.00 pa  
Ground rent = £307 pa



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			