

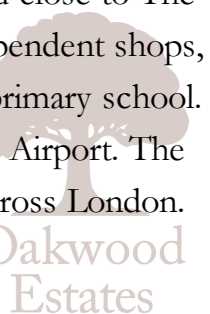


This larger than average one bedroom, two reception room ground floor garden flat is quiet, convenient and surprisingly affordable, which makes a rock-solid investment or super first home. There is a long 946 year lease, off street parking for one maybe two cars depending on how big the cars are, there is NO service charge and peppercorn ground rent, making this this an affordable entry prospect for first homeowners or an investor alike.

Benefits include a long 946 year lease, off street parking, modern kitchen and bathroom, conservatory that is accessible from the lounge and has double doors leading to the rear garden. The kitchen is modern with room to put a breakfast table and chairs in and a small utility area housing fridge freezer and washing machine, leading to the conservatory.

Drayton Gardens is a popular road with part of the road leading into a cul-de-sac, located close to The Green yet still being just a short walk of West Drayton High Street with its range of independent shops, doctors' surgery and the added benefit from being 0.6 miles from St Catherine Catholic primary school. A bus stop within a 3-minute walk provides various bus routes with access to Heathrow Airport. The mainline train station (Elizabeth Line) provides a fast and frequent service in, out and across London.

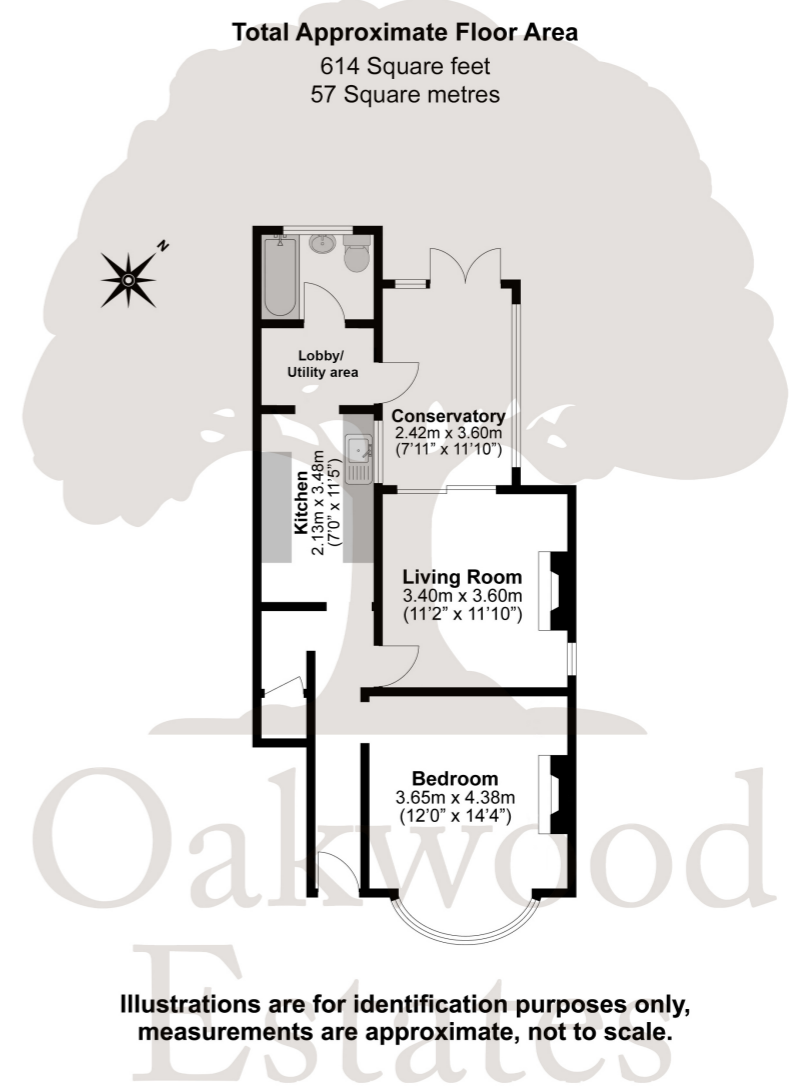
Stockley Business Park and the M4 motorway are all a short drive away.



- 🌳 ONE BEDROOM GARDEN FLAT
- 🌳 CUL-DE-SAC LOCATION
- 🌳 OWN SECLUDED REAR GARDEN
- 🌳 MODERN KITCHEN AND BATHROOM
- 🌳 TWO RECEPTION ROOMS
- 🌳 KITCHEN & UTILITY ROOM
- 🌳 CONSERVATORY
- 🌳 OFF ROAD PARKING FOR 1/2 CARS
- 🌳 LONG 946 YEAR LEASE

**CHAIN FREE**

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



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**

The property has its own main front door that leads into a hallway with under stairs storage cupboard, a door leads into the Bedroom with front aspect bay window and laminate flooring, the living room (which is currently being used as a bedroom) has laminate flooring window to side aspect and sliding doors to conservatory, the kitchen is large enough to have a breakfast table and chairs in, this is open plan to a lobby/ utility area, which currently has a fridge freezer and washing machine. A door leads into a three-piece bathroom suite that has a rear aspect window, the conservatory is situated between the living room and utility room and has double doors leading out onto your own private rear garden.

**Exterior**

The front garden has a gravelled area for off street parking for 1 maybe two cars depending on how big the cars are. The rear garden has a paved patio area and steps to a garden that is mainly laid to lawn and extends to approx. 40FT.

**Lease**

999 years from March 1971, 946 years remaining. There is no service charge or ground rent.

**Freehold**

The ground floor property comes with the freehold title.

