



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



2 Swan Court, Swan Road, West Drayton, Middlesex. UB7 7LB.

£1,500 pcm

This two bed first floor maisonette has just been refurbished throughout by the current owner. Situated in a highly desirable location, the property has spacious accommodation which includes living room, fitted kitchen, two good size bedrooms and modern bathroom. There is a private patio garden to the rear plus the property comes with a free parking permit. The property is approximately one third of a mile from West Drayton (Crossrail) Station, where the Elizabeth Line provides access into London in around 15 minutes. The plumbing and heating is covered by a maintenance contract. Available immediately and Unfurnished.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	72
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	72
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



20 Market Place
Gerrards Cross Buckinghamshire SL9 9EA

Tel: 01753 480060
csp@hklhome.co.uk

