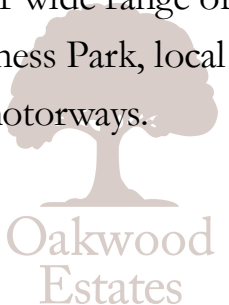


Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid of £135,000.

This first floor studio flat offers first timers or investors the opportunity to acquire a great starter home in good condition with scope to potentially add value and redesign. The property is set above shops on West Drayton's High Street and has rear access, a good sized 14FT studio room open plan to a 10FT modern fitted Kitchen. Benefits also include a three piece modern fitted bathroom suite and one allocated parking to the rear of the property.

As the property is situated on West Drayton's High Street it has easy access to West Drayton station, which benefits from the Elizabeth line and offers excellent access to London's Paddington, while West Drayton High Street, Yiewsley and Uxbridge offers their wide range of shopping facilities and amenities. There is also excellent access to Stockley Business Park, local bus routes, London International Heathrow Airport, M4, M40 and M25 motorways.



Property Information

-  FIRST FLOOR STUDIO APARTMENT
-  MODERN FITTED KITCHEN
-  MODERN THREE PIECE BATHROOM SUITE
-  IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE
-  CLOSE TO ALL AMENITIES
-  GOOD CONDITION THROUGHOUT
-  ONE ALLOCATED PARKING SPACE
-  CHAIN FREE
-  SOLD VIA 'SECURE SALE' ONLINE BIDDING
-  WALKING DISTANCE TO WEST DRAYTON STATION (ELIZABETH LINE)

					
x1	x1	x1	0	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Interior

Stairs lead up from the rear of the property and to a first floor terrace with own front door to the hallway, which has electric convector heater and door to a modern three piece bathroom suite comprising of vanity unit with mixer tap and storage under, concealed cistern WC, bath with shower over and shower screen and storage cupboard. The living/ studio room is a generous 14'7 x 10'5 and has wall to wall front aspect windows overlooking West Drayton's High Street and directly above the barbers shop. The living/ studio area is open plan to a modern kitchen with wall and base level units and space for appliances.

Exterior

From what we have been told there is no outside communal areas apart from the entrance terrace, and the property has been allocated one parking space to the rear.

Location

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Leasehold

Lease - 63 years remaining
There is currently no service charge or ground rent, but this is subject to change

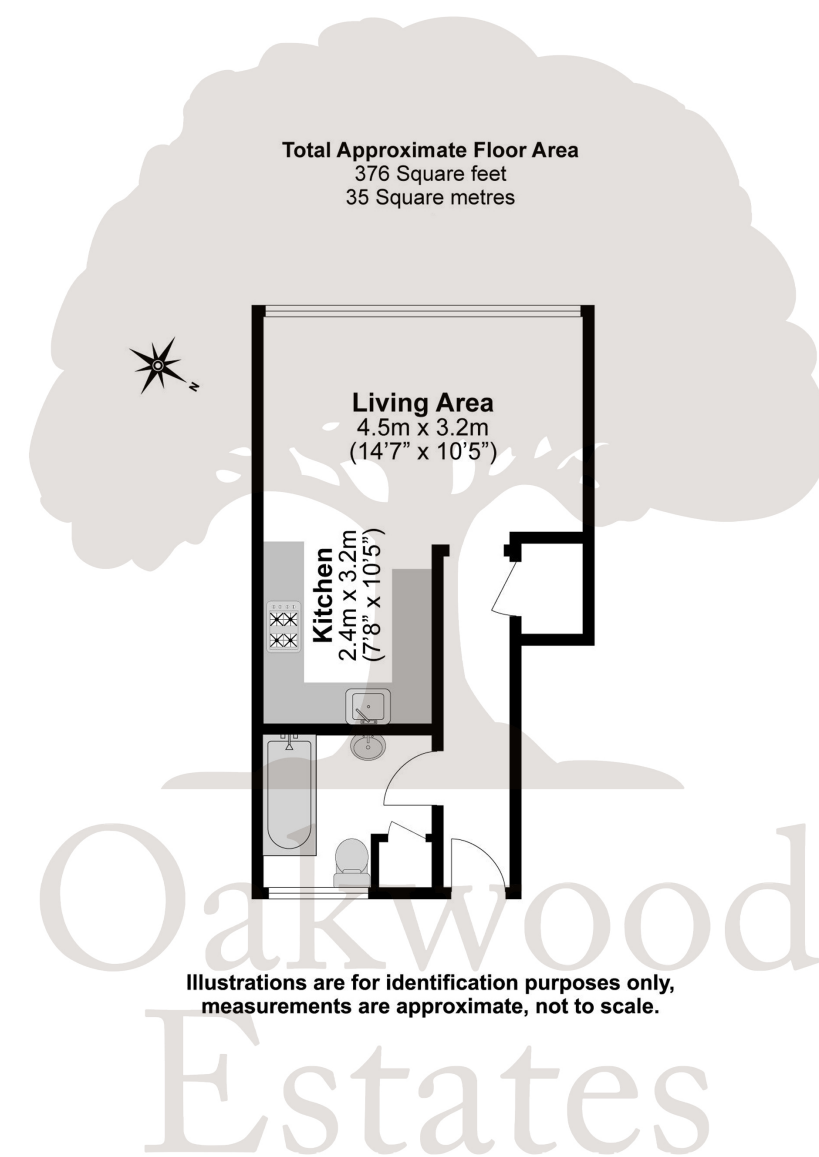
Auctioneers Additional Comments

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

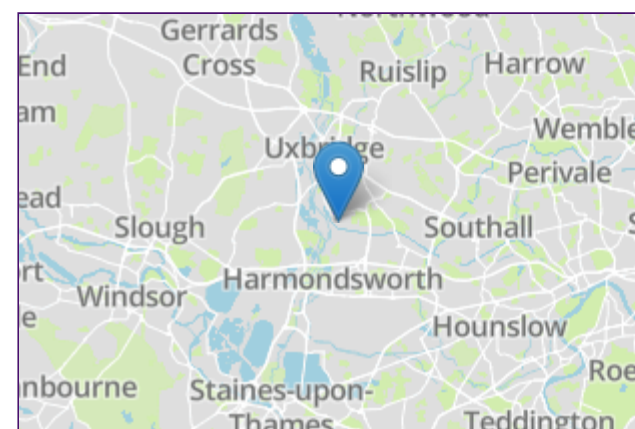
Council Tax

Band B

Floor Plan



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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			72