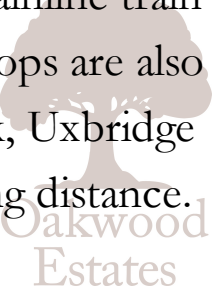




This well located one bedroom first floor maisonette with modest single storey dwelling offers first time buyers, or downsizers unprecedented affordability and tremendous scope in one of the area's most convenient locations.

Benefits include a combined open plan lounge and dining area, both modern fitted kitchen and bathroom, one allocated parking space and private rear garden. Set in a quite cul-de-sac away from the hustle of traffic and overcrowding

Yiewsley and West Drayton are a short walk from West Drayton mainline train station, which benefits from The Elizabeth Line. Bus routes and shops are also moments away. London Heathrow Airport, the motorway network, Uxbridge town centre and Stockley Business Park are all within easy motoring distance.

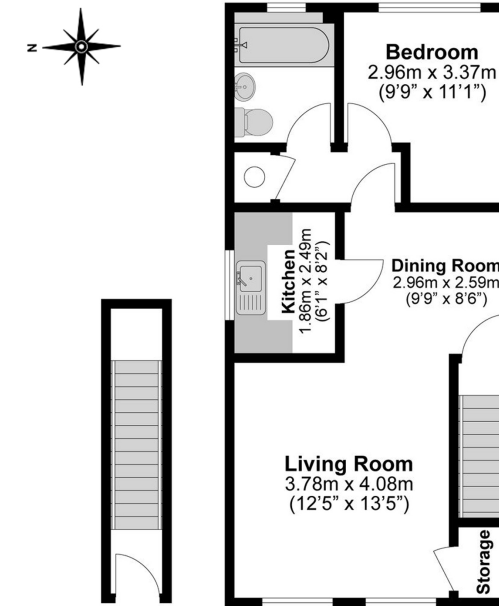




-  ONE BEDROOM
-  LEASEHOLD
-  ONE ALLOCATED PARKING SPACE
-  FIRST FLOOR MAISONETTE
-  CHAIN FREE
-  COUNCIL TAX - BAND C £1,564
-  OPEN PLAN LOUNGE/ DINING AREA
-  CUL-DE-SAC LOCATION
-  OWN PRIVATE REAR GARDEN
-  MODERN KITCHEN & BATHROOM



Total Approximate Floor Area  
578 Square feet  
54 Square metres



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

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

**Interior**

Your own front door leads into the entrance hall with stairs upto the dining area open plan to the lounge area floodlit by two front aspect windows and storage cupboard. The kitchen is situated off the dining area, the inner lobby has an airing cupboard and doors to both the three-piece modern bathroom suite and the main bedroom.

**Exterior**

There is one allocated parking space to the front of the property and side access to a private secluded rear garden.

**Location**

Yiewsley and West Drayton are a short walk from West Drayton mainline train station, which benefits from The Elizabeth Line. Bus routes and shops are also moments away. London Heathrow Airport, the motorway network, Uxbridge town centre and Stockley Business Park are all within easy motoring distance.

**Council Tax**

Band C (£1,564 p/yr)

**Lease**

125 years from 03/06/1988

**Ground Rent**

Peppercorn

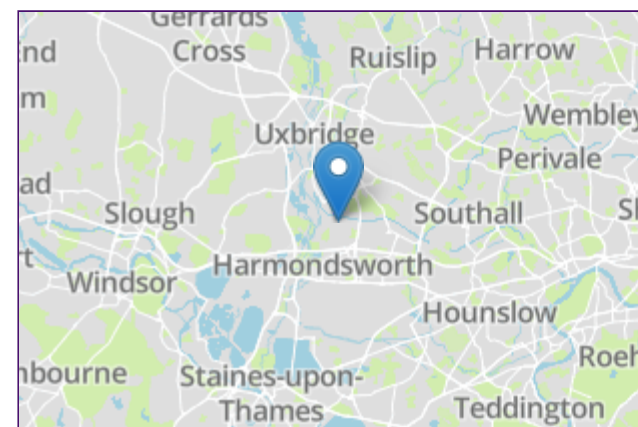
**Service Charge**

We understand that there is no service charge payable.

**NOTE**

The vendor has provided us with the information included within this brochure, buyers would need to verify these details are correct through solicitors.

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	58	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			73