



- TWO Double Bedrooms
- Outside Balcony Area
- Modern Development
- Crossrail Location
- Quiet Residential Development
- TWO Bathrooms
- First Floor
- No Chain
- Scenic Walks Nearby
- EPC Rating B

A well presented TWO double bedroom TWO bathroom apartment located in a modern development near Fray's River. The property briefly comprises; entrance hall with storage cupboards, a well-proportioned master bedroom with an en-suite shower room, a second double bedroom with views of Fray's River, an outstandingly spacious open plan living room with all important walk-on balcony which provides some outside space, contemporary fully fitted kitchen with a gas hob and family bathroom with a shower. Further benefits include; recent neutral redecoration, double glazing, gas central heating, EPC rating B, storage cupboards with space/plumbing for washing machine / dryer, communal gardens and allocated private parking.

The property is just minutes away from the High street with many bus routes and being within close proximity of West Drayton Station – which will benefit from the upgrade and link to the NEW Elizabeth Crossrail Line. There is also private parking allocated on site. The property is located approximately 13 minutes driving distance to Heathrow Airport and also within a short drive of M4/M25 motorway junctions. Uxbridge Town Centre is within a short bus ride. Shops including; Tesco Superstore, B&M Home store, Curry's Pc World, Argos, being only few of the local many amenities available close by along with Hillingdon Hospital and Brunel University a short distance away. Local schools include; Premier Nursery & Montessori School, Laurel Lane Primary School, St Martin's Primary School, Richings Park Pre-school, Uxbridge High School and Brunel University.

Available immediately part unfurnished.

Price - rent: £1,300 pcm

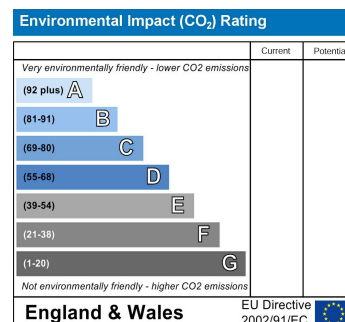
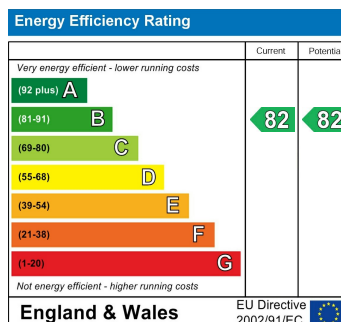
Deposit: £1,500 (5 weeks rent)

Length of tenancy: Minimum 6 months

Local authority: Hillingdon

Council tax band: C

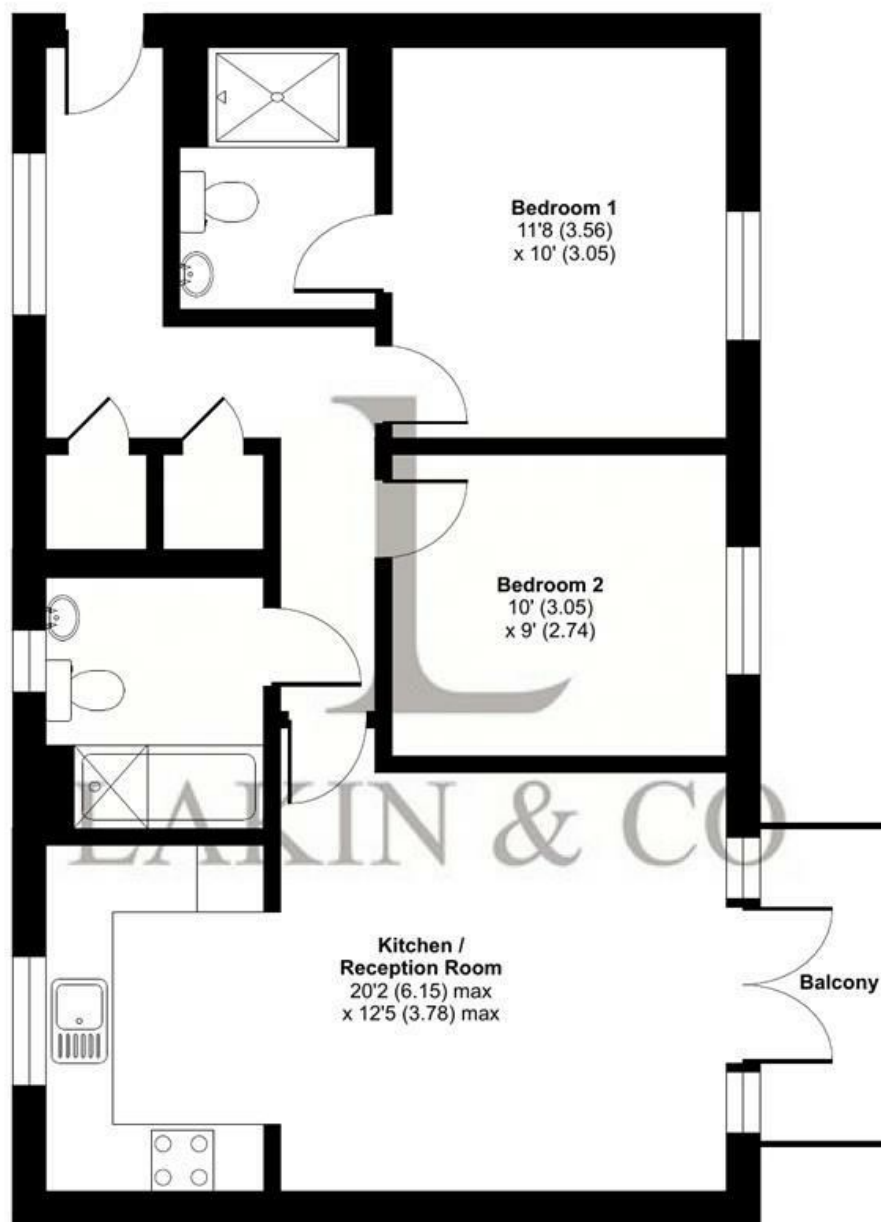
*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract.



Wraysbury Drive, Yiewsley, West Drayton, UB7

Approximate Area = 694 sq ft / 64.4 sq m

For identification only - Not to scale



FIRST FLOOR

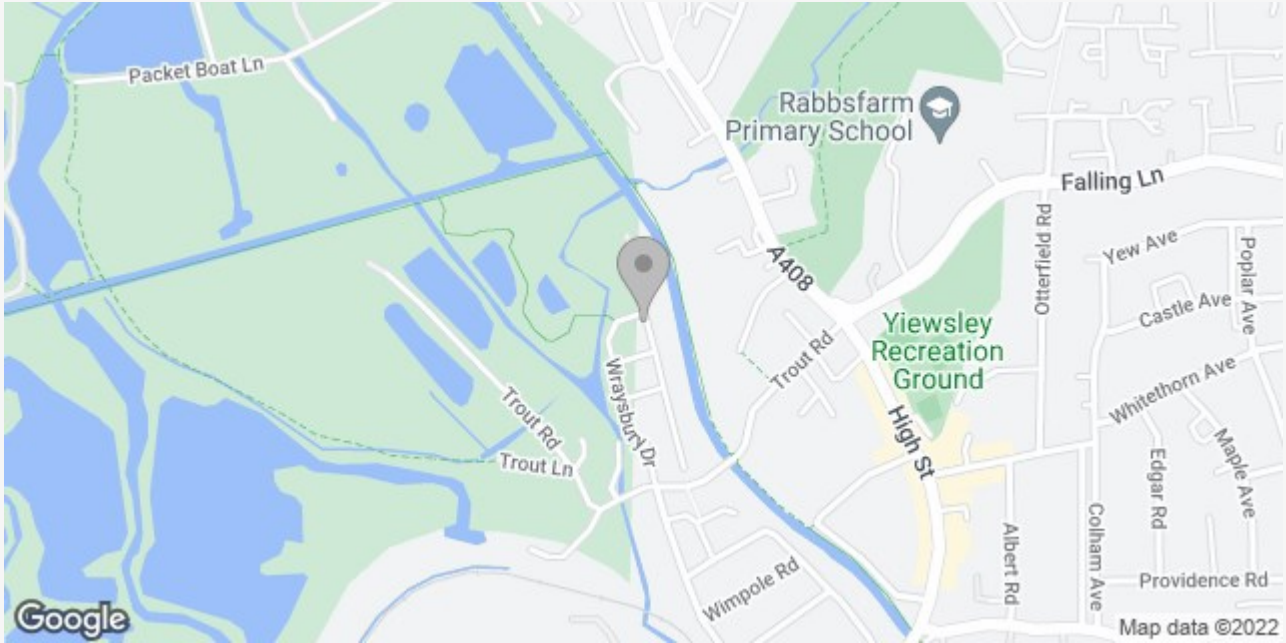


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Lakin & Co. REF: 824910

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Little Grebe House, Wraysbury Drive, West Drayton UB7 7FS

£1,300 PCM



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