



- ONE Bedroom Ground Floor Flat
- 954 Years Lease Remaining
- Bathroom With Shower
- Electric Heating
- No Onward Chain

- Close To West Drayton High Street
- Modern Fitted Kitchen
- Excellent Road & Rail Links
- Allocated Parking Space
- EPC Rating E

A well-presented and modern ONE-bedroom ground-floor flat close to West Drayton High Street and train station. This home is being sold with a long lease of approximately 953 years remaining and no onward chain, making this an Ideal property for first-time buyers or investors.

Located in a quiet residential cul-de-sac, the property comprises; an entrance hall, a spacious lounge with French doors leading to communal gardens, a bedroom with fitted wardrobes, a bathroom with an overhead shower and a modern fitted kitchen.

Features include; neutral decor, UPVC double glazing, electric heating, an entryphone system and an allocated parking space. Located just a short distance from West Drayton High Street, Station (Mainline Station and Elizabeth Line), also within a short drive of Stockley Business Park, Heathrow Airport and M4 motorway junction..

Viewings are strictly by appointment.

Price: Guide Price £225,000

Tenure: Leasehold

Lease: 999 years from 1 January 1980

Years Remaining: 954 Approx

Service Charge & Insurance: £1,463 Per Annum (approx)

Service Charge Review: Annually

Ground Rent £NIL

Local Authority: Hillingdon

Council Tax Band: C

Broadband type: ADSL Up to Ultrafast 1000 Mbps d/ - 100 Mbps u/l.

Mobile Coverage:

EE| Good outdoor, variable in-home

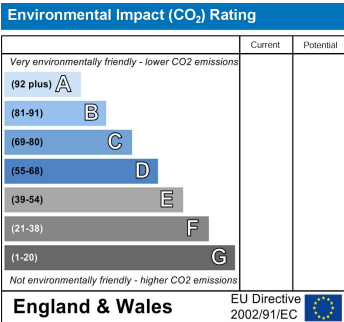
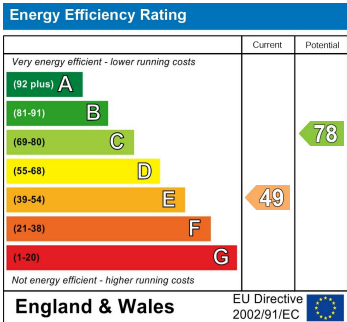
Three| Good outdoor and in-home

O2| Good outdoor and in-home

Vodafone| Good outdoor and in-home

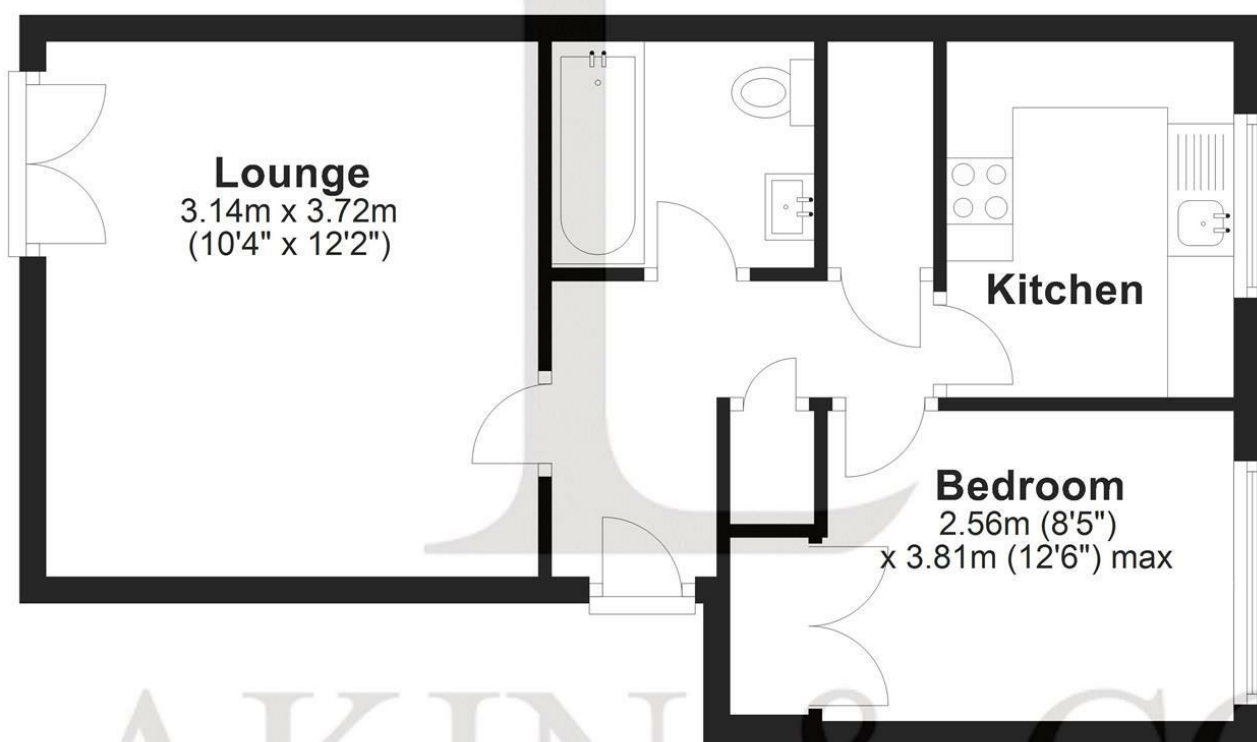
*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>





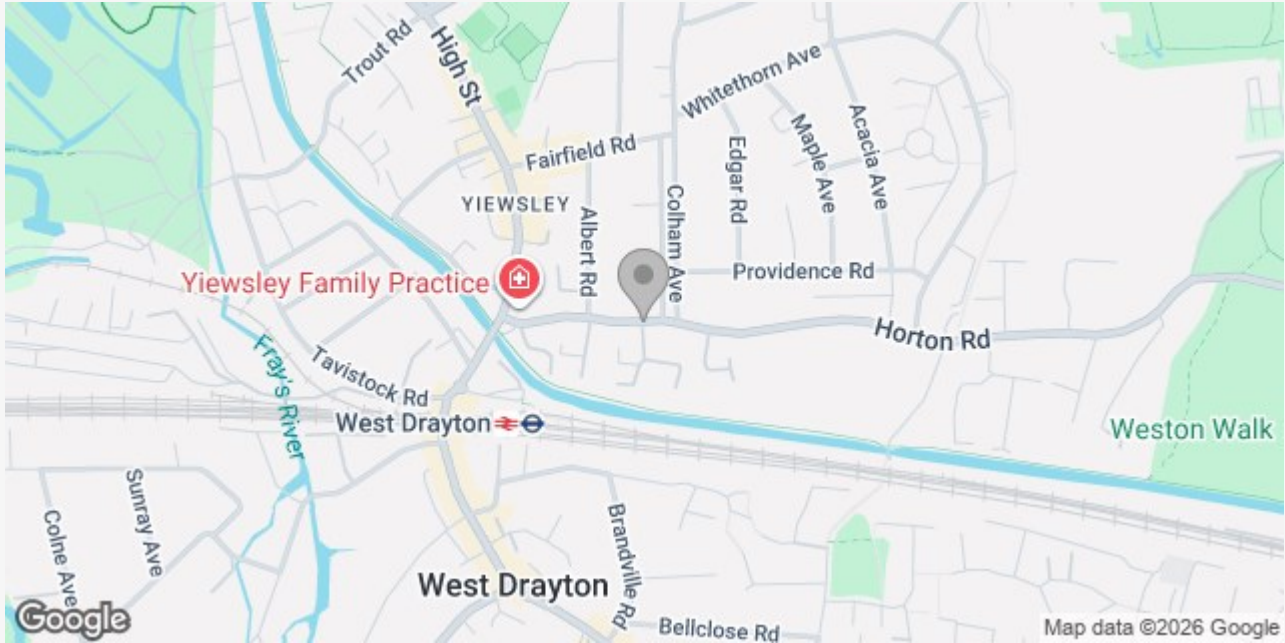
Ground Floor

Approx. 36.5 sq. metres (392.4 sq. feet)



Total area: approx. 36.5 sq. metres (392.4 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.
Plan produced using PlanUp.



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