















Tavistock Road, Yiewsley, West Drayton, UB7 7LZ

- One bedroom ground floor maisonette
- Over 900 year lease remaining
- Scope for modernisation and personalisation
- Chain free sale with vacant possession
- Walking distance to West Drayton station (Elizabeth Line) and local amenities
- Well proportioned living room and separate kitchen

Offers In Excess Of £200,000

Description
A well proportioned one bedroom ground floor maisonette, offered to the market chain free and with vacant possession, conveniently positioned within walking distance of West Drayton station (Elizabeth Line) and a range of local amenities.

This home offers a straightforward and functional layout extending to approximately 424 sq. ft., making it an appealing option for first time buyers or an investment opportunity.

The accommodation is arranged around a central hallway, providing access to all rooms. To the front, a good sized living room and offers ample space for both seating and dining. The separate kitchen is positioned to the rear and is fitted with a range of base and wall units, with space for freestanding appliances.

The bedroom is a double room, benefiting from built in storage. A bathroom, comprising a bath with shower over, wash basin and WC, serves the property.

The property is presented in fair condition throughout and would benefit from some updating, offering buyers the opportunity to personalise to their own taste.

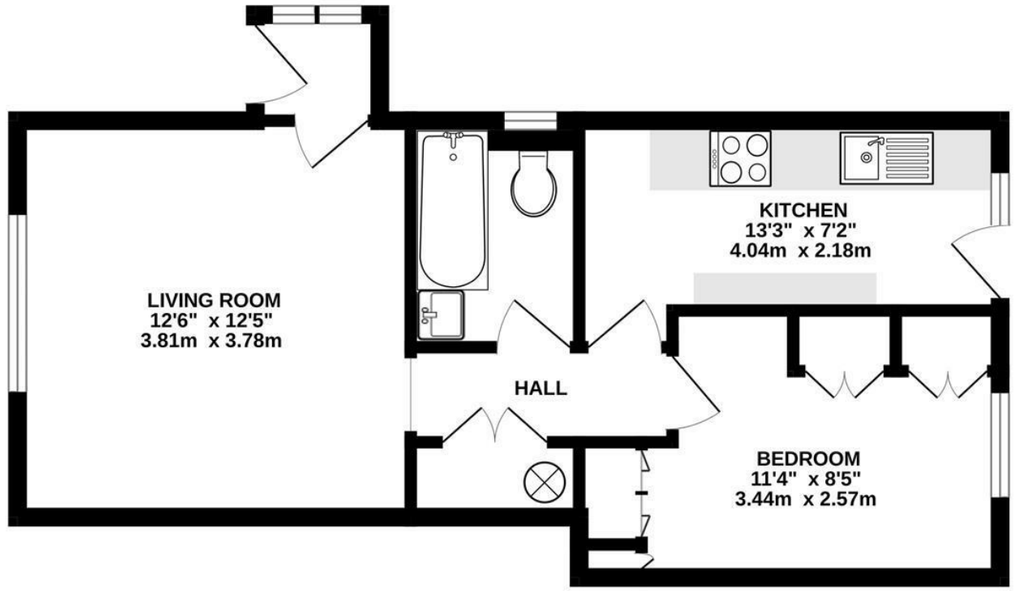
West Drayton is well regarded for its excellent connectivity and growing appeal among commuters. West Drayton Station provides access to the Elizabeth Line, offering fast and direct services into Central London, the West End and Canary Wharf, as well as convenient links to Heathrow Airport. The nearby M4 and M25 further enhance road connections across London and the wider motorway network.

The area benefits from a good range of local amenities, including shops, supermarkets and independent cafés, with more extensive retail and leisure facilities available in nearby Uxbridge. There are a selection of well regarded schools and access to open green spaces.

Additional information
Tenure: Leasehold
Local Authority: London Borough of Hillingdon
Council tax band: C
EPC rating: D

Lease term: Over 900 years remaining
Service charge: £1,385 per annum
Ground rent: £0

GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 424 sq.ft. (39.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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