



## **Bentinck Road, Yiewsley, West Drayton, UB7 7ST**

- One bedroom apartment
- Private terrace
- Allocated parking space
- No upper chain
- Canal facing
- Close to local amenities
- Ideal first home or investment
- Moments from West Drayton station

**By Auction £160,000**

#### Description

This well-positioned ground floor apartment, features a private terrace, allocated parking and is offered with no onward chain.

#### Accommodation

The accommodation includes an entrance hall with built-in storage, a living area opening onto a private terrace, a kitchen equipped with ample cabinets and space for appliances, and a bedroom featuring fitted wardrobes.

#### Outside

The apartment offers direct access to a private patio from the living room, comes with an allocated parking space, and enjoys shared use of the communal areas.

#### Situation

West Drayton boasts superb transport connectivity, providing swift access to central London — with Bond Street reachable in around 30 minutes. Heathrow Airport is only a short drive away, ensuring convenient international travel. The area is also well served by local bus routes and major road networks, including the M4 and M25. Alongside its excellent transport links, residents benefit from a range of nearby amenities such as shops, schools, and green spaces.

#### Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: B

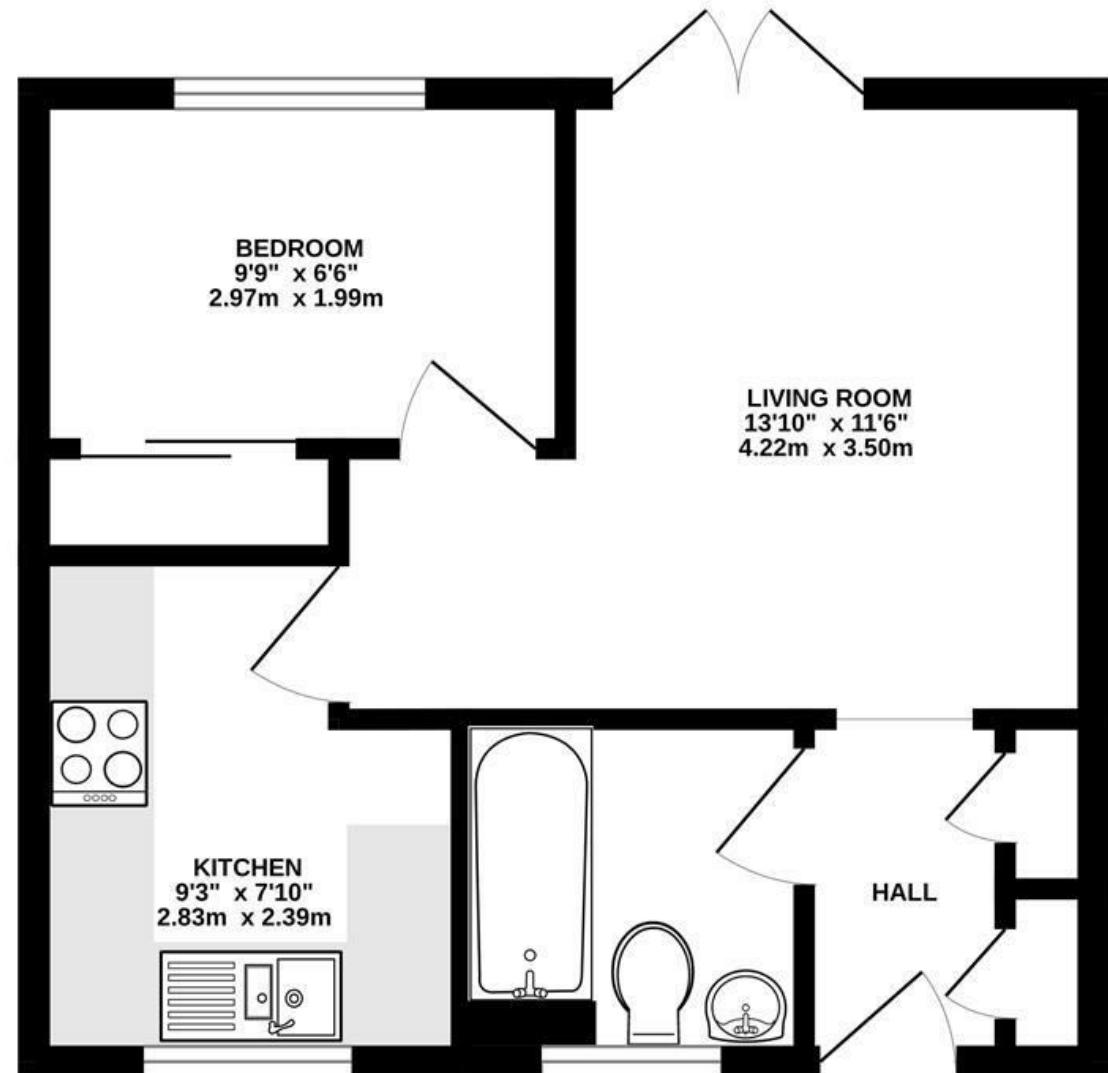
EPC rating: C

Lease term: 88 years remaining

Service charge: £980 per annum

Ground rent: £80 per annum

GROUND FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 343 sq.ft. (31.9 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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#### IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts