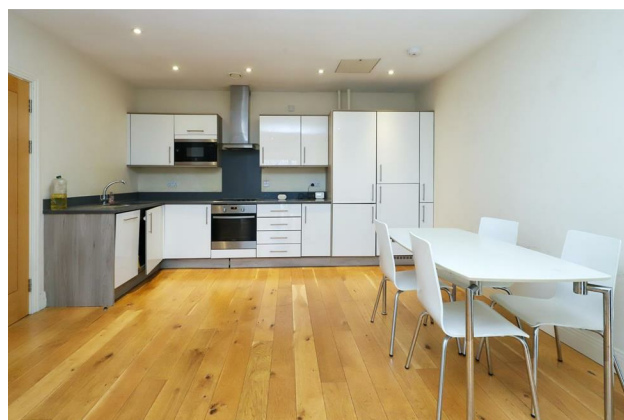




Station Road, West Drayton, UB7 7FA

- Being sold via 'Secure Sale'
- Two double bedrooms
- Allocated underground parking
- Close to local amenities
- Immediate 'exchange of contracts' available
- Open-plan lounge and fitted kitchen
- Two bathrooms
- Short walk to West Drayton Station

By Auction £180,000

Description

A bright and well-laid-out top-floor apartment featuring an open-plan lounge and kitchen, two double bedrooms including an en-suite to the main, and a family bathroom. The property benefits from lift access and allocated underground parking. Situated in West Drayton, it offers convenient access to central London, Heathrow Airport, and local amenities.

Accommodation

The property comprises of an open-plan lounge and kitchen, two double bedrooms with an en-suite to the main bedroom, a family bathroom, lift access, and allocated underground parking.

Location

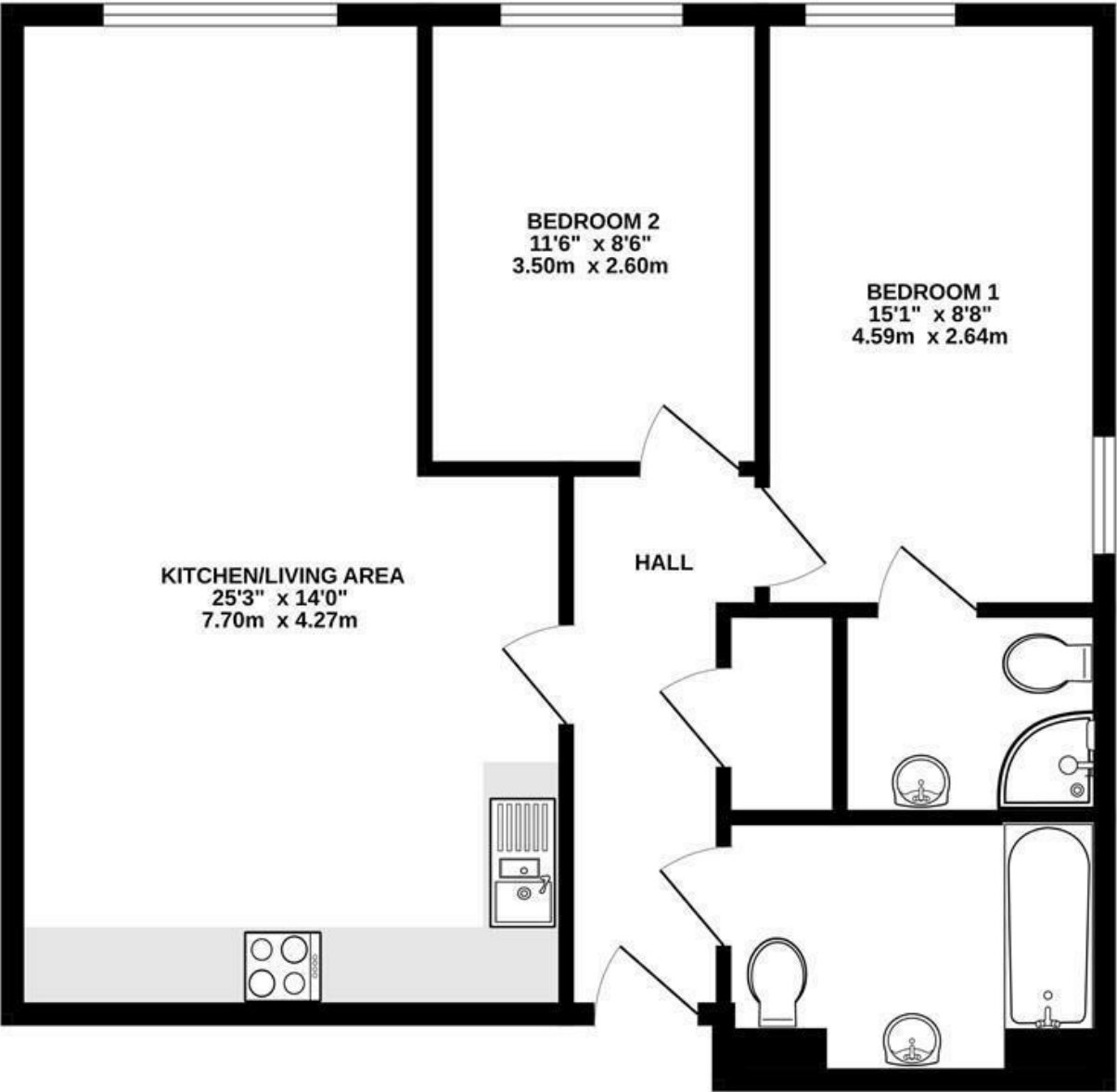
West Drayton provides excellent transport connections, with fast links to central London — journeys to Bond Street take around 30 minutes. Heathrow Airport is also nearby, offering convenient access for international travel. The area is well served by local bus routes and major roads, including the M4 and M25. Alongside its strong transport links, West Drayton offers a good range of local amenities such as shops, schools, and green spaces, making it a well-connected and practical place to live.

Terms and notification of sale

Tenure: Leasehold
Local Authority: London Borough of Hillingdon
Council tax band: D
EPC rating: B

Lease term: 115 years remaining
Service charge: £3,804 per annum approx.
Ground rent: £150 per annum

GROUND FLOOR
709 sq.ft. (65.8 sq.m.) approx.



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

TOTAL FLOOR AREA : 709 sq.ft. (65.8 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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