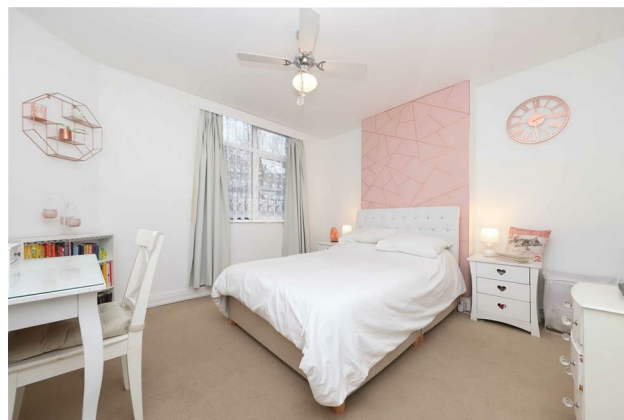


Cameron

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Drayton Gardens, West Drayton, UB7 7LG

- One bedroom
- Ground floor
- Garage to the rear
- Walking distance to West drayton high street
- Good condition
- Double glazed
- Private rear garden
- Walking distance to the station

Guide Price £250,000

Cameron Estate Agents
Cameron House 21-23 High Street,
Yiewsely, West Drayton, UB7 7QG
E: westdrayton@cameron.co
T: 01895 444424
www.cameron.co



Description

This is a great opportunity to purchase a one bedroom ground floor maisonette that has been maintained and looked after. The property offers a good size rear garden with a garage which includes electricity.

Accommodation

The accommodation on offer briefly comprises of, entrance hall with ample storage space, spacious reception room that leads to a well presented double bedroom, the kitchen which is fitted with a good range of storage units and drawers, there are ample work surfaces, the door that opens onto the rear garden, the bathroom is modern and a good size.

Outside

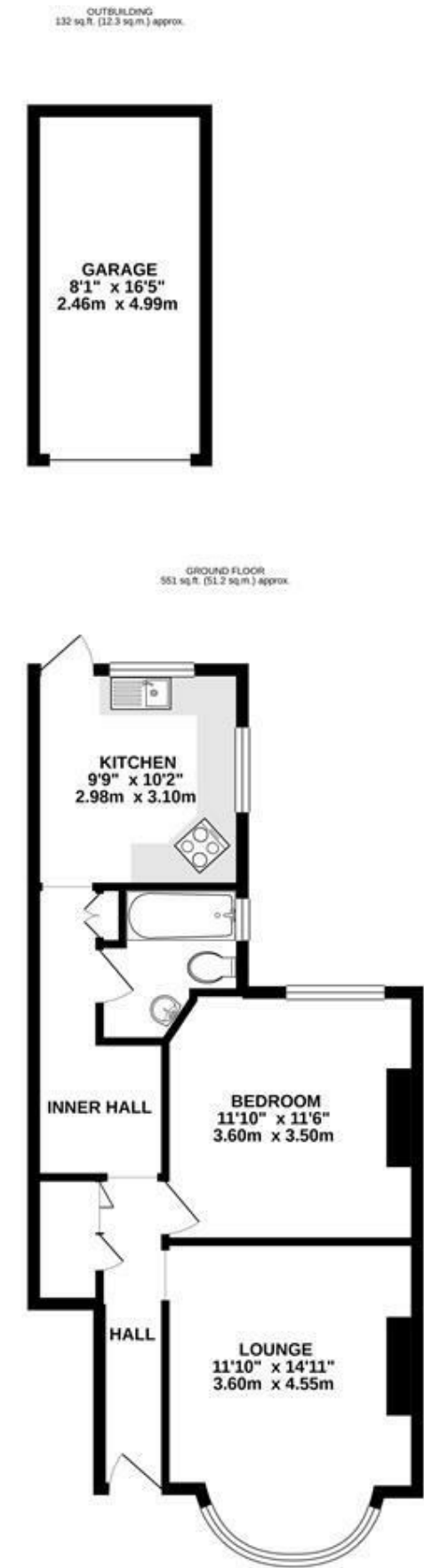
Shared drive, private rear garden that has been designed for it to be easy to maintain and garage with electricity.

Situation

West Drayton's position on the western edge of the Capital means that it is superbly placed to access Central London with ease, with frequent services to London Paddington in less than 25 minutes from the West Drayton mainline station. The property is situated in one of the most popular locations and offers the convenience of an excellent local bus service which is accessed on the main road. The station is within walking distance which is due to benefit from Crossrail which will give access to Canary Wharf in approximately 35 minutes and currently offers excellent access to London's Paddington. Other benefits include good access to West Drayton High street, Yiewsley and Uxbridge with their wide range of shopping facilities and amenities. There is also excellent access to Stockley Business Park, local bus routes, London International Heathrow Airport, M4, M40 and M25 motorways.

Terms and Notification of sale

Tenure: Leasehold
Local Authority: London Borough of Hillingdon
Council tax band: C
EPC rating: E
Lease term: 146 years
Ground rent: £100 per year
Building insurance £125 per year



TOTAL FLOOR AREA : 683 sq.ft. (63.5 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