



## Hawthorne Crescent, West Drayton, UB7 9PB

- First floor maisonette
- Two allocated parking spaces
- Long lease
- Close to local amenities and transport links
- One double bedroom
- Private rear garden
- No service charge or ground rent
- Freeholder permission in principle for loft conversion (STPP)

**Asking Price £245,000**

Cameron Estate Agents  
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### **Description**

Offering an exceptional opportunity to acquire a quality first floor maisonette in a quiet and peaceful location. Being only a ten minute walk to West Drayton Train Station (Elizabeth Line) this property is an excellent choice for first timer buyers or investors.

### **Outside**

To the front of the property is allocated parking and to the rear is a generous and elegant landscaped garden.

### **Location**

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 Train Station with the Elizabeth Line upgrade, which brings West Drayton to within a 40 minute train journey to Canary Wharf and will give regular access to the center of London. The property also has convenient vehicular access to the M25 and M4 motorways. The property is within walking distance to local shops, great schools, local bus routes and a short bus ride to West Drayton Town Centre. West Drayton is 10 minutes from Heathrow airport.

### **Terms and notification of sale**

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: C

EPC rating: D

Lease term: 160 years remaining

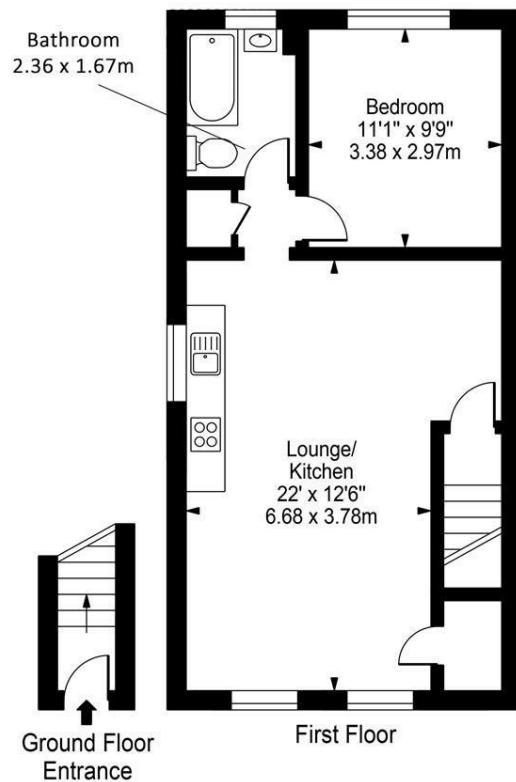
Service charge: £0 per annum

Ground rent: £0 per annum

### **IMPORTANT NOTICE**

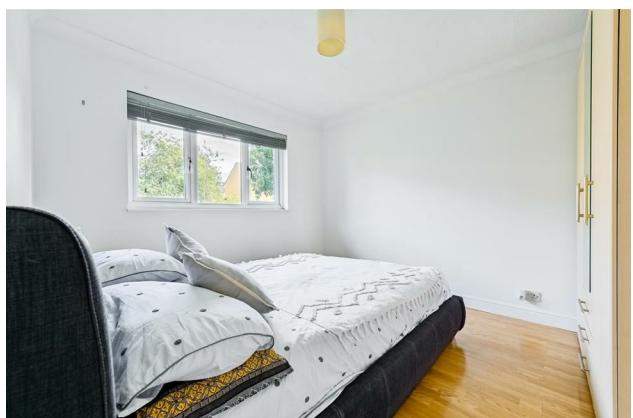
These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They 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 contract

Approx. Gross Internal Area 565 Sq Ft - 52.49 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

# Cameron



Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.