



## Ryeland Close, Yiewsley, West Drayton, UB7 8AX

- One-bedroom apartment
- New lease on completion
- Convenient for local amenities
- Close to West Drayton station
- Great first time buy or investment opportunity
- Allocated parking
- No upper chain
- Recently refurbished

**Asking Price £215,000**

GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.

**Description**

A great first floor one-bedroom apartment, offering a harmonious blend of contemporary living and comfort. With its modern features, parking, and fantastic location, it presents an unmissable opportunity for first-time buyers or investors.

**Accommodation**

Providing accommodation that briefly comprises, entrance hallway with built in storage and access to the loft space that provides useful addition storage, there is a spacious living room, fitted kitchen, brand new bathroom suite and a well proportioned double bedroom.

**Outside**

Benefiting from allocated parking, this property ensures convenience and ease for residents with vehicles.

**Location**

Located in the desirable area of West Drayton, this property benefits from excellent connectivity. You'll find an array of local amenities, schools, and parks nearby, offering convenience for buyers. West Drayton train station is within easy reach, offering swift links to Central London and beyond.

**Terms and notification of sale**

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

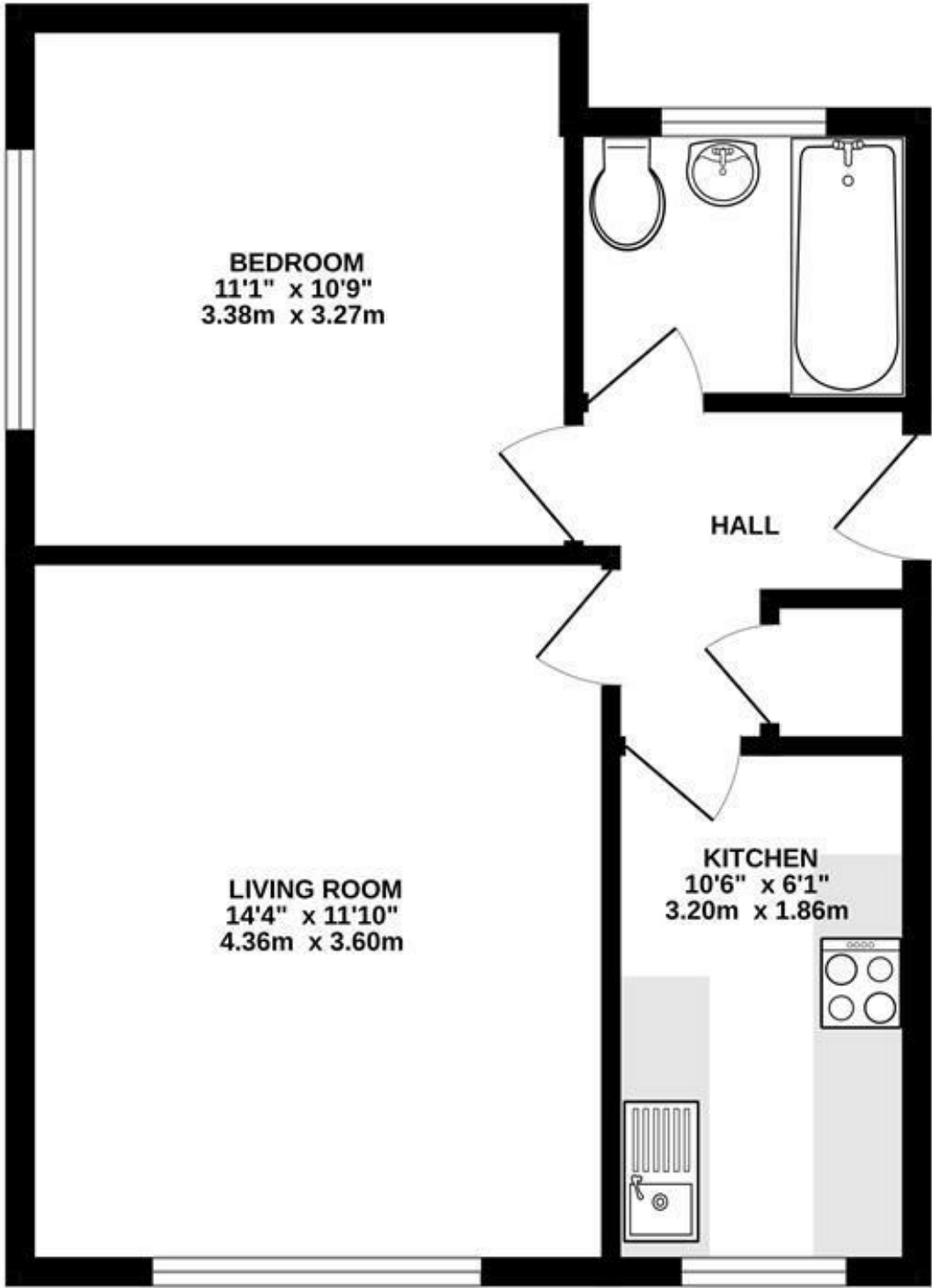
Council tax band: C

EPC rating: D

Lease term: 110 years upon completion

Service charge: £1,200 per annum

Ground rent: £150 per annum



**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 : 435 sq.ft. (40.4 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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