



## Mill Road, West Drayton, UB7 7EL

- One bedroom apartment
- Integrated appliances
- Contemporary finishing
- Close proximity to West Drayton station
- Allocated parking
- Character property
- High ceilings
- No upper chain
- Access to Elizabeth Line
- Well presented

**Guide Price £245,000**

### Description

Located in a distinguished period building by the river, this one bedroom flat features high ceilings and a sleek, contemporary interior. The property is defined by its clean lines and modern grey and white palette, which flows from the integrated kitchen to the high specification bathroom.

Being sold with no upper chain, the flat is ideally situated for easy access to local shops and transport links, providing a polished and well located riverside retreat.

### Accommodation

The accommodation is defined by its high specification finish, featuring a sleek kitchen with integrated appliances and a contemporary bathroom with modern fixtures. The impressive high ceilings create a bright, spacious feel, perfectly highlighting the crisp and polished décor throughout. This well presented interior seamlessly blends the building's historic character with a clean, updated finish.

### Situation

Ideal for commuters only being a 15 minute walk from West Drayton station, featuring the Elizabeth Line. West Drayton offers excellent transport links and a scenic setting along the River Colne. The area benefits from quick access to central London, with journeys to Bond Street from West Drayton taking just 30 minutes. Additionally, Heathrow Airport is just a short drive away, making international travel easily accessible. With good local bus services and road connections, including the M4 and M25, West Drayton offers exceptional transportation options for residents. Combined with local amenities such as shops, schools, and the riverside green spaces of the Colne Valley, it is a highly sought after location.

### Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: C

EPC rating: D

Lease term: 177 Years remaining

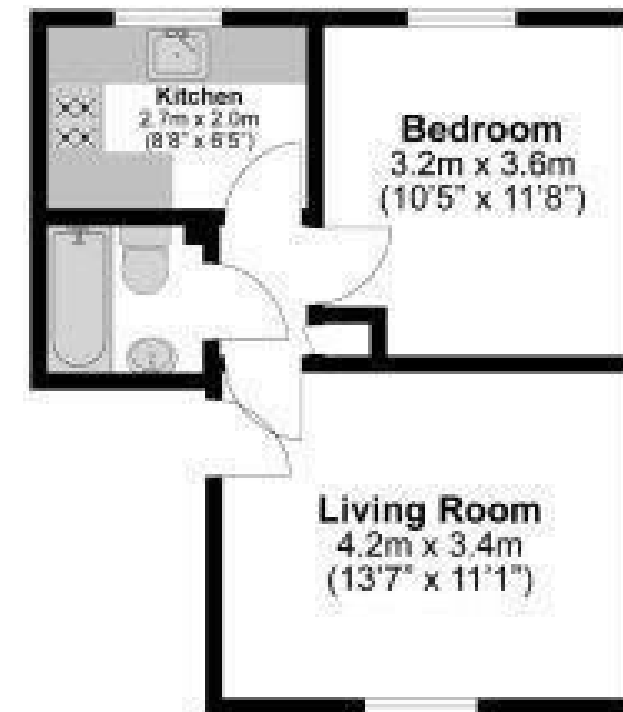
Service charge: £1700 Per annum

Ground rent: £200 Per annum

### Total Approximate Floor Area

387 Square feet

36 Square metres



**Illustrations are for identification purposes only,  
measurements are approximate, not to scale.**

### 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