



## Knowles Close, West Drayton, Middlesex, UB7 8LY

- Well-presented one-bedroom apartment
- Well maintained throughout
- Great first time buy or investment opportunity
- Long Lease
- No upper chain
- Convenient for local amenities
- Walking distance to West Drayton station
- Residents parking

**Asking Price £220,000**

**Description**

A one-bedroom apartment with a separate kitchen, comfortable living room, double bedroom, and bathroom. The property is well cared for and offers a practical living space.

**Accommodation**

Providing accommodation that briefly comprises, entrance hallway leading to airy living room, one bedroom, separate fitted kitchen and bathroom.

**Outside**

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

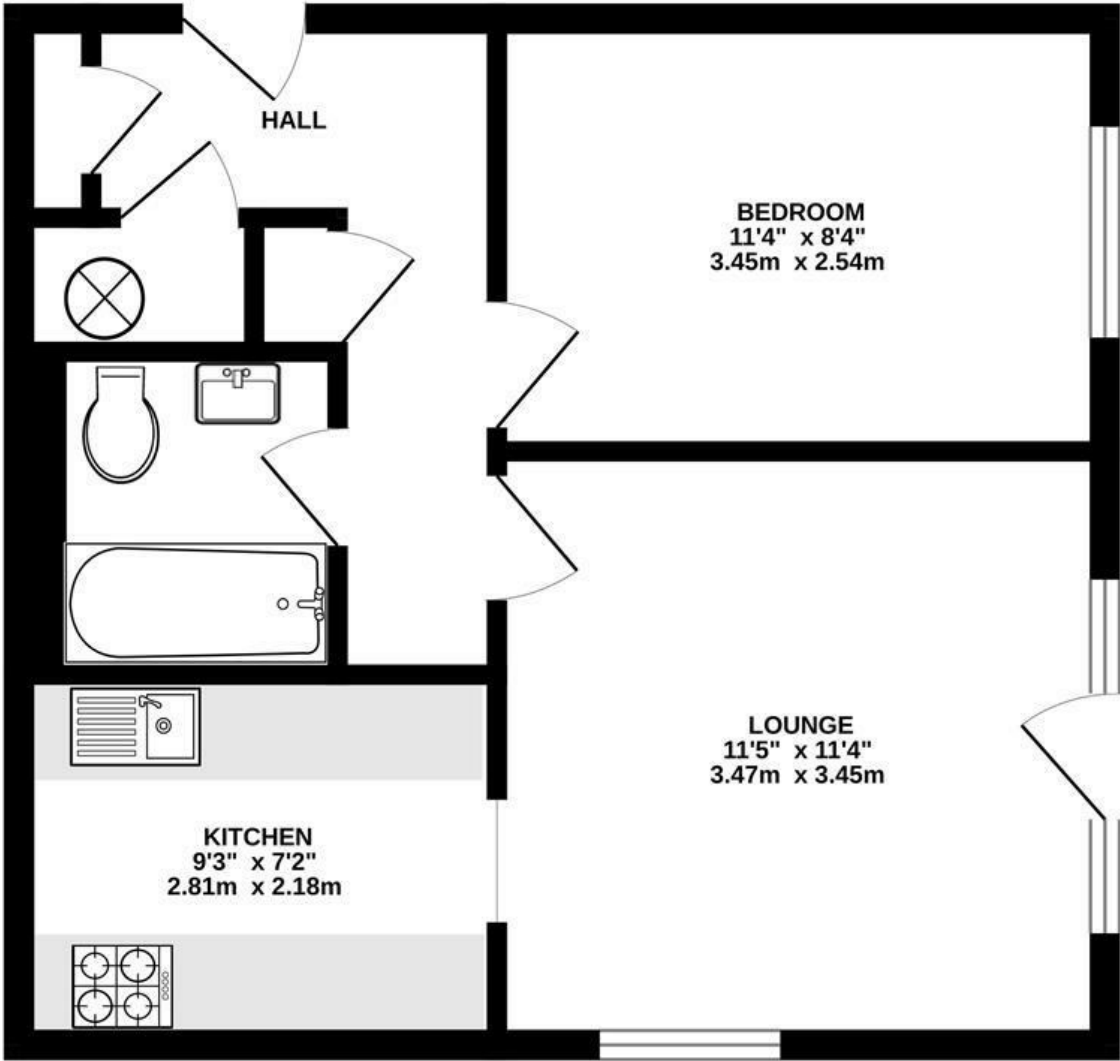
**Location**

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: B  
EPC rating: D  
Lease term: 954 Year Remaining  
Service charge: £1,400 per annum  
Ground rent: £250 per annum

GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 411 sq.ft. (38.2 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