



## Bellclose Road, West Drayton, UB7 9DE

- First floor two bedroom maisonette
- Large fully boarded loft
- No service charge or ground rent
- Prime locale
- Over 163 years lease
- Over 1,000 sqft of accommodation
- Private single garage
- No onward chain
- Permit holder parking
- Ideal for investors or first time buyers

**Asking Price £300,000**

### Description

Boasting over 1,000 sqft of accommodation, this light filled, first floor two bedroom maisonette provides the perfect investment opportunity with no service charge or ground to pay and long lease.

### Accommodation

Providing accommodation that briefly comprises of, landing space leading onto two double bedrooms, large and well proportioned living area, sperate kitchen space with wide range of cupboard and draws, ample storage, family bathroom and large fully boarded loft.

### Outside

To the outside of the property is private single garage and permit holder parking.

### Situation

West Draytons'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 will bring 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.

### Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: C

EPC rating: C

Lease term: 163 year lease

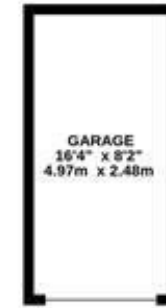
Service charge: £0 per annum

Ground rent: £0 per annum

GROUND FLOOR  
28 sq.ft. (2.6 sq.m.) approx.



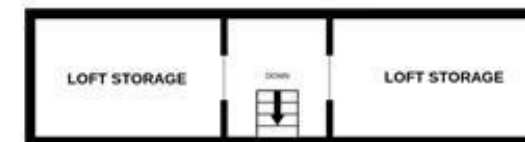
OUTBUILDING  
139 sq.ft. (12.7 sq.m.) approx.



1ST FLOOR  
662 sq.ft. (61.4 sq.m.) approx.



2ND FLOOR  
268 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 1059 sq.ft. (98.4 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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### 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