



Station Road, West Drayton, UB7 7NG

- Spacious first floor maisonette with private entrance
- Large communal parking area for residents
- Excellent first time purchase or investment opportunity
- No service charge or ground rent payable
- Moments from Elizabeth Line and High Street
- Scope to update and add future value

Guide Price £220,000

1ST FLOOR
553 sq.ft. (51.3 sq.m.) approx.

Description

Ideally positioned along Station Road, just a short walk from West Drayton Station and the town's excellent range of shops, cafés and everyday amenities, this well proportioned first floor maisonette presents an excellent opportunity for first time buyers, investors or those looking to downsize.

Offering approximately 553 sq. ft. of accommodation, the property benefits from its own private entrance and enjoys the significant advantage of no service charge or ground rent.

The accommodation comprises a welcoming entrance hall with stairs rising to the first floor, where a central landing provides access to all principal rooms. To the front is a generous reception room measuring approximately 15'0 x 13'0, offering ample space for both seating and dining. The separate fitted kitchen is positioned alongside and provides a practical layout with a range of fitted units and work surfaces.

The double bedroom is equally impressive in size, measuring approximately 15'1 x 13'0, with plenty of space for wardrobes and additional furniture. Completing the accommodation is a bathroom with wash hand basin and bath, together with a separate W.C.

Whilst the property would benefit from some updating, it offers well balanced accommodation and provides an excellent opportunity for a purchaser to modernise and personalise to their own taste.

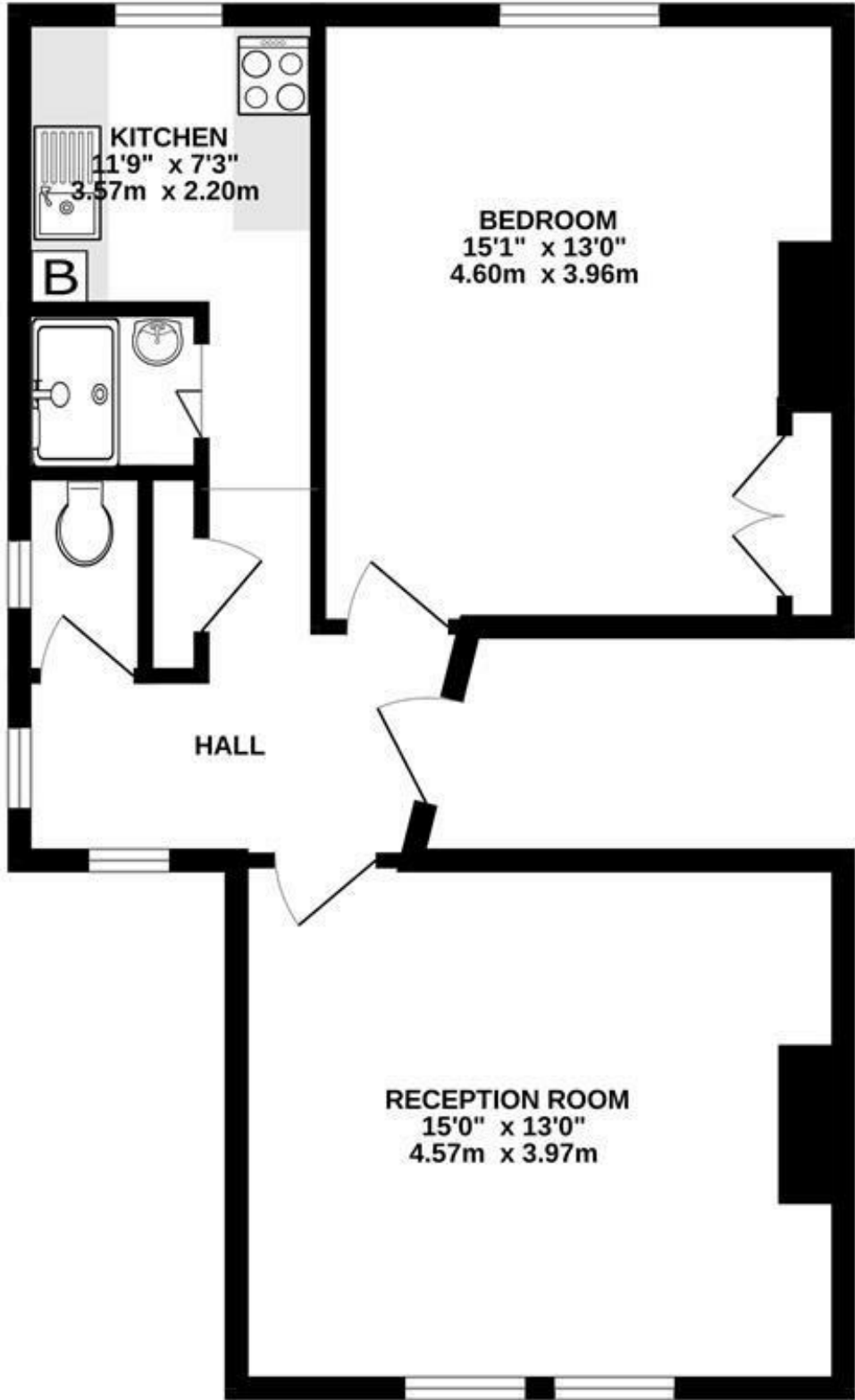
Externally, the maisonette benefits from a large communal parking area, providing convenient off street parking for residents.

The location is particularly convenient, with West Drayton Elizabeth Line Station providing fast links into Central London, Heathrow Airport and beyond, while the nearby High Street offers a wide selection of supermarkets, restaurants, cafés and local amenities. Excellent road connections via the A408, M4 and M25 are also easily accessible.

Additional information

Tenure: Leasehold
Local Authority: London Borough of Hillingdon
Council tax band: C
EPC rating: C

Lease term: 147 years remaining
Service charge: £0
Ground rent: £0



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 : 553 sq.ft. (51.3 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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