



## Lowdell Close, Yiewsley, West Drayton, UB7 8AZ

- First floor maisonette
- Allocated parking
- Double glazing
- No upper chain
- Well presented
- Popular location
- Communal garden
- 954 year lease

**Guide Price £220,000**



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Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

**Description**

This beautifully presented one bedroom maisonette offers spacious accommodation, one allocated parking space and is ideal for first time buyers or investors.

**Accommodation**

Providing accommodation that briefly comprises, entrance hallway with built in storage, there is a spacious living room, fitted kitchen, modern bathroom suite and a well proportioned double bedroom.

**Outside**

There is allocated parking and communal gardens.

**Situation**

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 Elizabeth Line station is within easy reach, offering swift links to Central London and beyond. Hillingdon Hospital and Brunel University are within close proximity.

**Terms and notification of sale**

Tenure: Leasehold

Local authority: London Borough of Hillingdon

Council Tax Band: C

Current EPC Rating: C

Lease: 956 years remaining

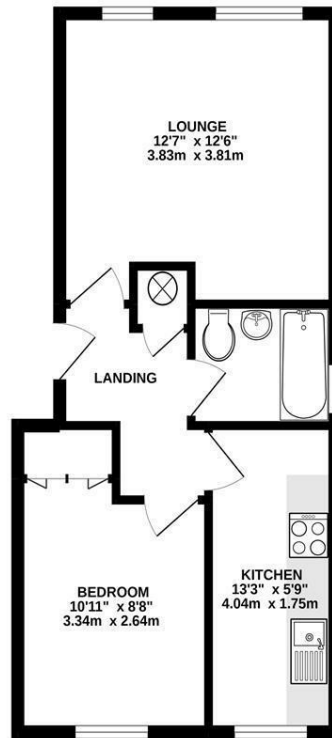
Service Charge: £792 per annum

Ground rent: Nil

**IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 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 contract

1ST FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA - 414 sq.ft. (38.4 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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