

## Sycamore Close, West Drayton, UB7 8LL

- Ground floor maisonette
- Well proportioned accommodation
- Modern shower room
- Large double bedroom
- Large private rear garden
- Cul-de-sac loction

**Offers In Excess Of £250,000**



GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.

#### Accommodation

Accommodation briefly comprises an entrance lobby with a generous storage cupboard and the front door opening into a generous living room featuring a front aspect double glazed bay window with shutters. The kitchen is well-appointed with a comprehensive range of storage units and drawers, ample worktop space, tiled splashbacks, and an inset hob with electric oven below and extractor hood above, integrated fridge freezer. There is also space for appliances, along with a double glazed door that provides both views and direct access to the private rear garden.

The spacious double bedroom benefits from built-in wardrobes and a double glazed window overlooking the garden. A modern shower room completes the accommodation, featuring contemporary fittings and a rear aspect double glazed window.

#### Outside

There is a large, south facing private garden to the rear of the property that is mainly lawn with a paved patio and pathway, shrub borders and a timber shed.

#### Situation

West Drayton offers excellent transport links. 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 green spaces

#### Terms and notification of sale

Tenure: Leasehold

Local authority: London Borough of Hillingdon

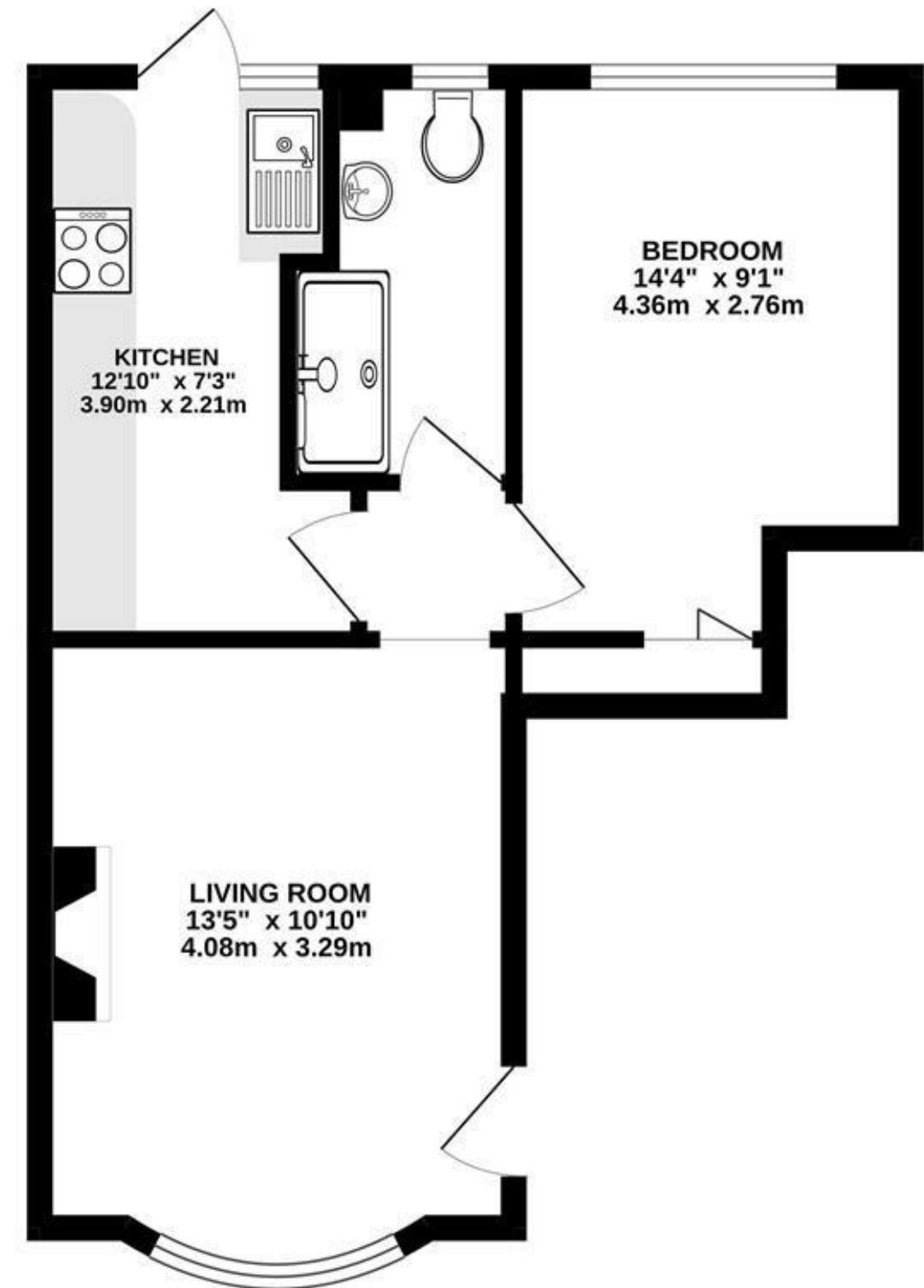
Council Tax Band: B

Current EPC Rating: TBC

Lease: 88 years unexpired

Service Charge: £540.84 per annum

Ground rent: £10 per annum



TOTAL FLOOR AREA : 399 sq.ft. (37.1 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