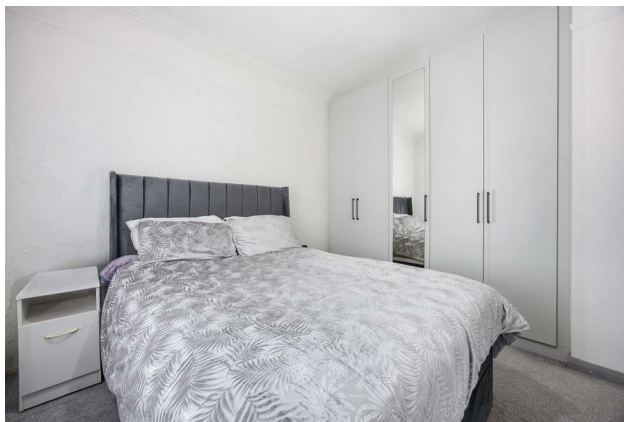
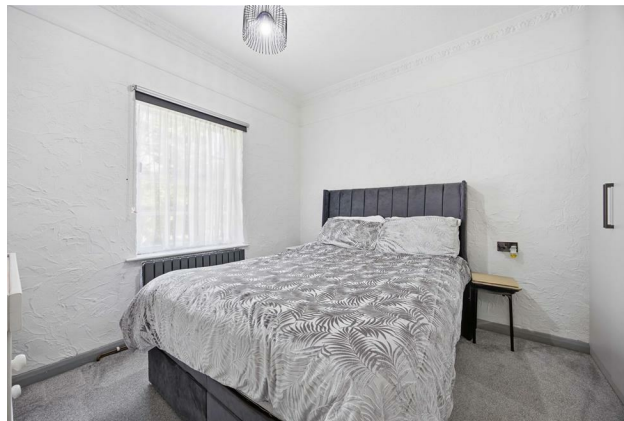
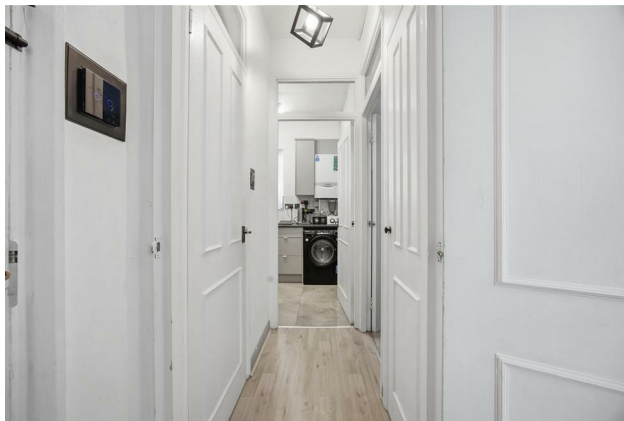




Mill Road, West Drayton, UB7 7EL

- Beautiful one bedroom apartment within listed building
- Considered home efficiency improvements completed by owner
- Elizabeth line station within easy walking distance
- Modernised throughout to a high specification finish
- Share of freehold purchase currently in progress
- No onward chain with reasonable offers considered

Offers In The Region Of £235,000

Description

Set within an attractive listed period building, this beautifully presented one bedroom apartment combines the character and proportions of the original property with a smart, contemporary interior.

The current owner has modernised the property to a high standard whilst remaining sympathetic to its period features, creating a home that is ready for a purchaser to move straight into without the need for any major works. High ceilings enhance the sense of space and light, complemented by a clean and understated decorative finish throughout.

Extending to approximately 387 sq ft (36 sq m), the accommodation comprises a generous living room measuring approximately 13'7" x 11'1", a separate fitted kitchen, a well-proportioned double bedroom measuring approximately 10'5" x 11'8", and a contemporary bathroom.

The current owner has also undertaken a number of considered home-efficiency improvements, including insulation and secondary glazing, further enhancing the comfort of the apartment.

The property is leasehold, with the purchase of a share of the freehold currently in progress.

Offered with no onward chain, the apartment would make an excellent first purchase, investment or London base, with the owner open to considering reasonable offers.

Additional information

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

Lease term: 177 Years remaining
Service charge: £1700 Per annum
Ground rent: £200 Per annum



Illustrations are for identification purposes only, measurements are approximate, not to scale.

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