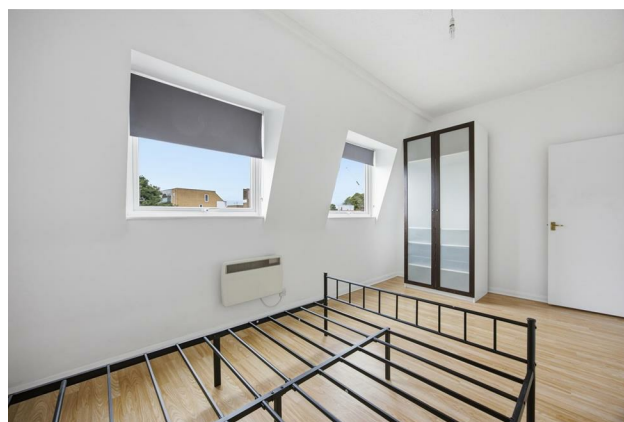




Albert Road, Yiewsley, West Drayton, UB7 8ES

- Spacious top floor apartment over 550 sq ft
- Bright lounge with dedicated dining area
- Excellent motorway and Heathrow Airport connections
- Generous double bedroom with excellent proportions
- Walking distance to Elizabeth Line station
- Ideal first time purchase or investment opportunity

Guide Price £220,000

Description

Positioned on the top floor of a well maintained development on Albert Road, this generously proportioned one bedroom apartment extends to over 550 sq ft (approximately 51.6 sq m) and offers bright, well balanced accommodation ideally suited to first time buyers, professionals, investors or those seeking an excellent London commuter base.

The apartment enjoys a superb position within comfortable walking distance of West Drayton town centre, offering an excellent selection of everyday amenities including supermarkets, cafés, restaurants and local shops. West Drayton Elizabeth Line station is also within easy reach, providing fast and direct connections to Central London, Heathrow Airport and Canary Wharf, while the nearby M4, M25 and A40 ensure exceptional road connectivity across the wider motorway network.

Internally, the property is well presented throughout with a practical layout centred around a welcoming entrance hall. The impressive dual purpose reception room provides ample space for both sitting and dining, while the separate fitted kitchen is thoughtfully arranged to maximise storage and worktop space. The generously sized double bedroom offers excellent proportions and fitted storage potential, complemented by a well appointed family bathroom.

Combining generous internal space with outstanding transport links and everyday convenience, this is an excellent opportunity to acquire a substantial one bedroom apartment in a well-connected West London location.

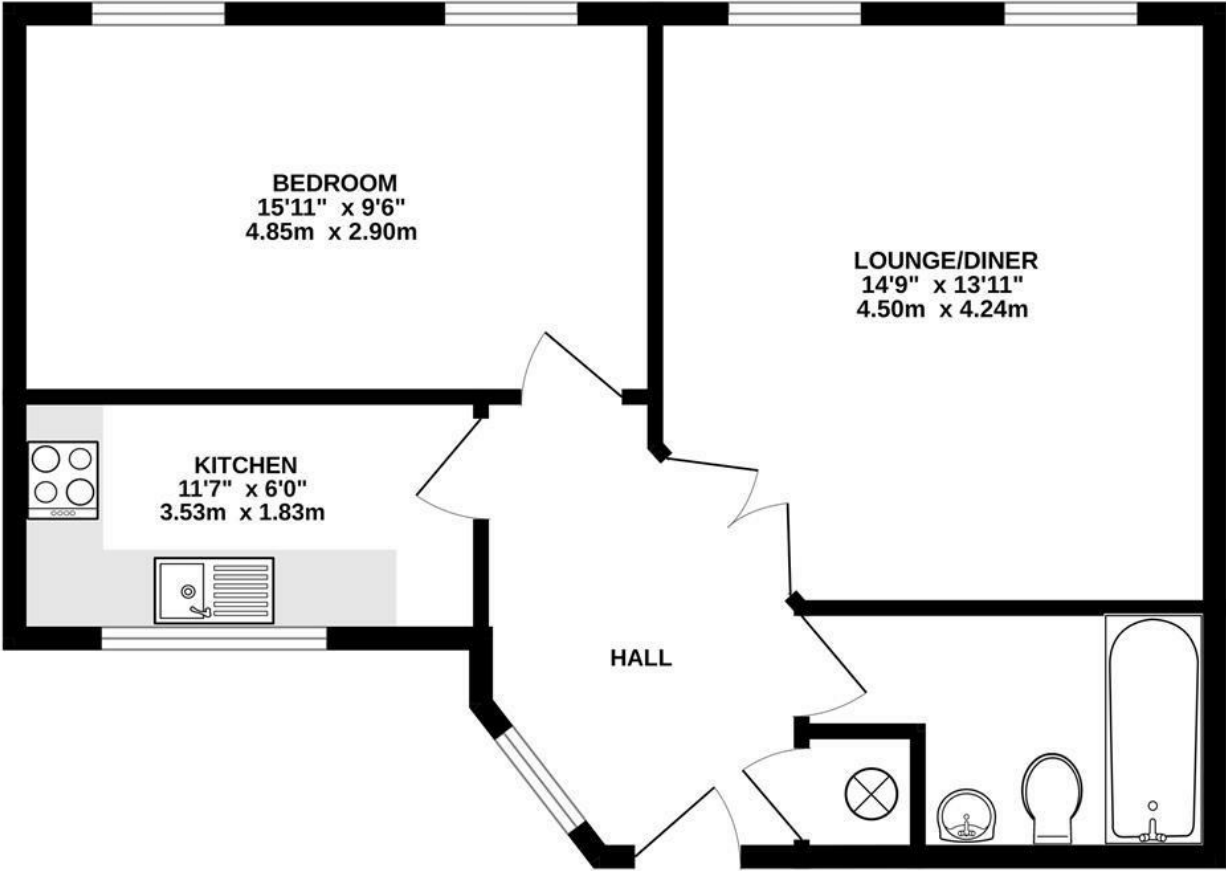
The property comes with one allocated parking space.

Additional Information

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

Lease term: 125 years remaining
Service charge: £1,753 per annum
Ground rent: £75 per annum

2ND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 556 sq.ft. (51.6 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