

Swan Road  
West Drayton  
Middlesex  
UB7 7JY

*'Generous Maisonette In A  
Popular Residential  
Location'*

RWHITLEY  
Est. 1938 & CO

£315,000



- Generous First Floor Maisonette
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Modern Kitchen
- Luxury Bathroom
- Private Balcony
- Front Garden
- Garage

#### DESCRIPTION

Larger than average room sizes and a very convenient location for the town centre are the hallmarks of this First Floor Two Bedroom Maisonette. Your early inspection is recommended of the well planned accommodation which has been extremely well cared for and greatly improved over the years by the present vendor. The property comprises a welcoming ground floor entrance lobby with useful storage cupboards and stairs which lead to the first floor landing with private balcony. Living room is 15'5" by 12' with large window opening. The kitchen/breakfast room is fitted with a comprehensive range of wall and floor cupboard units with oak effect laminate work surfaces. The large master bedroom has a free standing wardrobe, matching chest of drawers and two bedside tables. The second good sized bedroom includes built in cupboard. Bathroom is a white suite with extensive tiling.

#### WINDOWS

White UPVC double glazed sealed unit windows.

#### HEATING & HOT WATER

A gas fired combination boiler serves the radiator system and provides the domestic hot water.

#### OUTSIDE

Low level brick wall to front boundary with ornamental iron gate to pathway leading to the front door. Areas of lawn with large flower border. Garage in separate block.

#### LOCATION

The town centre of West Drayton with mainline railway station (Crossrail from 2019), bus routes, schools, The Green and The Closes Park are within walking distance. London Heathrow Airport, the motorway network, Stockley Business Park and Uxbridge town centre are all within easy motoring distance.

#### COUNCIL TAX BAND

We understand that the current council tax band is C.

#### TENURE

We understand that the property is held on a lease which expires on 24/12/2115.\*

#### GROUND RENT

We understand that there is a ground rent payable currently £50 per annum. This figure may rise throughout the term.\*

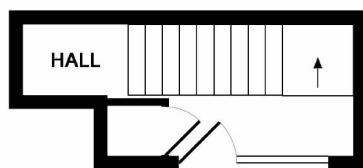
#### SERVICE CHARGE

We understand that there is no annual service charge payable.\*

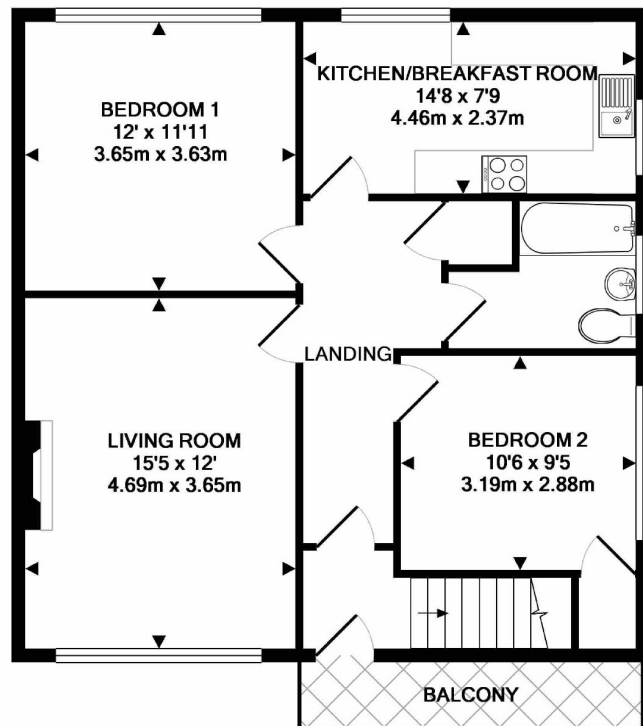
#### NOTE

\* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 82 SQ.FT.  
(7.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 726 SQ.FT.  
(67.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 808 SQ.FT. (75.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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