



Warwick Road West Drayton Middlesex UB7

Impressive Open Plan Living Space

RWHITLEY
Est. 1938 & CO

- First Floor Flat • One Double Bedroom • Open Plan Living Space • Fitted Kitchen • Large Bathroom • Gas Central Heating • Double Glazing • Close To Town Centre • Short Walk To Mainline Railway Station •

Guide Price £250,000

DESCRIPTION

Presenting an ideal opportunity for London commuters seeking easy access to the mainline railway station. A first floor one bedroom conversion flat which is located just moments from the mainline railway station which will benefit from Crossrail. The hub of the property is the most impressive and stylish living space which is open plan to the kitchen which is fitted with a range of white gloss wall and floor cupboard units with wooden worksurfaces. The balance of the accommodation includes a spacious double bedroom and a generous bathroom which boasts a roll top bath and a separate shower enclosure.

TENURE

We understand that the property is held on a lease term of 125 years from 24/06/86.*

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. There is an annual buildings insurance premium payable currently £204.92.*

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

OUTSIDE

Rear: Shared communal garden.

LOCATION

Warwick Road is centrally placed in the heart of the town centre close to all amenities including the mainline railway station (Crossrail from 2019), bus routes and shops. London Heathrow Airport, The Motorway Network, Uxbridge Town Centre and Stockley Business Park are all within easy motoring distance.

HEATING & HOT WATER

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

WINDOWS

Whitened aluminium double glazed sealed unit windows.

COUNCIL TAX BAND

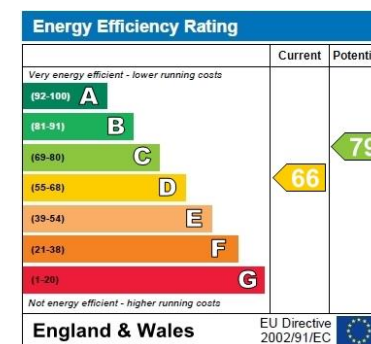
We understand that the current council tax band is C.

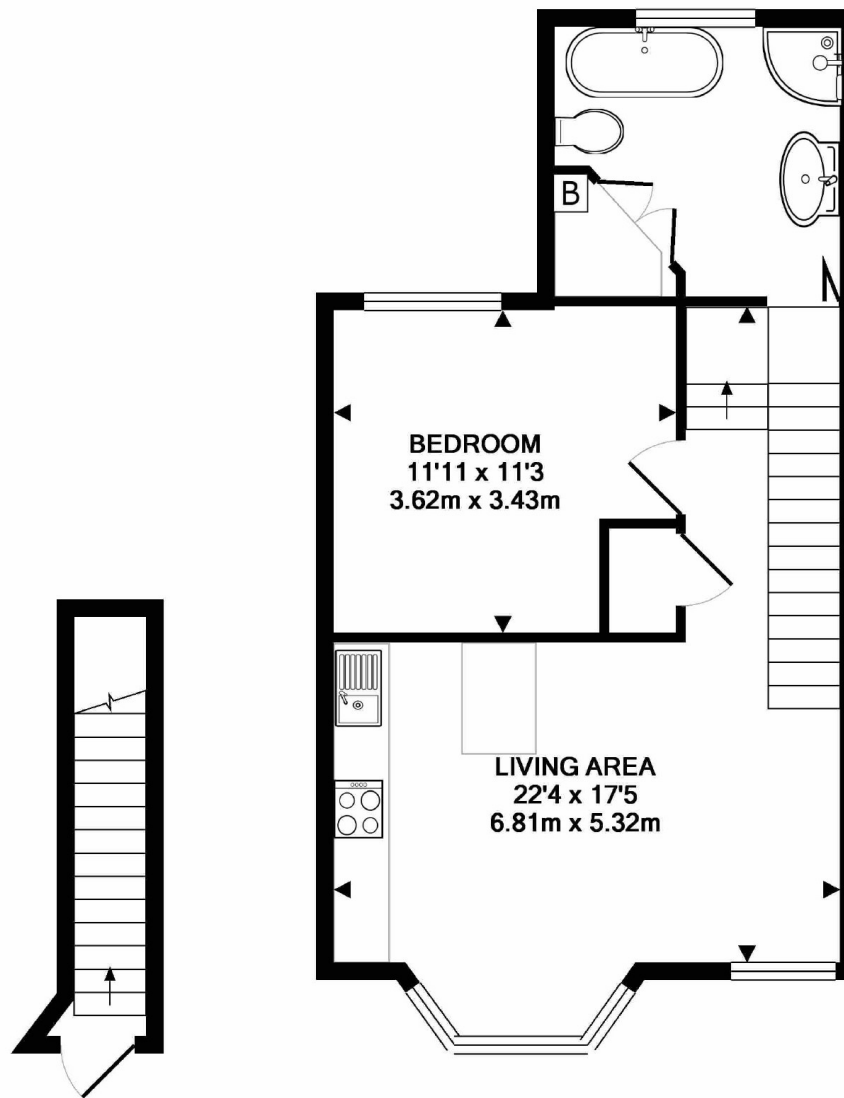
SERVICES

Mains gas, electricity, water and drainage.

VIEWINGS

Strictly by appointment with R Whitley & Co.

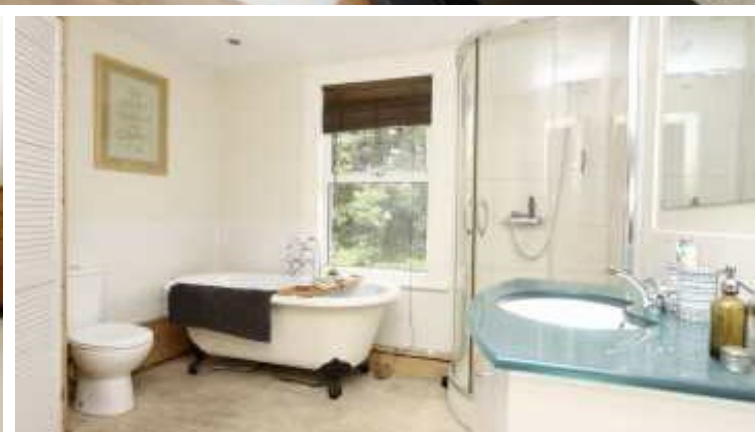




GROUND FLOOR

1ST FLOOR

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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For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. No responsibility is taken for any errors, omissions or mis-statements. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements are approximate and rounded. Arrows on the floor plan indicate the points where the measurements were taken. Floor plans are for illustrative purposes only and should not be relied upon for carpets, floor coverings, furnishings, kitchen and other equipment. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, kitchen and other equipment, whether fitted or not, are deemed removable by the vendors unless specifically itemised within these particulars. These particulars do not constitute, nor constitute any part of an offer or contract and are issued upon the understanding that all negotiations are conducted through R Whitley & Co. The vendor does not make or give and neither R Whitley and Co nor any person in their employment has the authority to make or give any representation or warranty what so ever in relation to this property.