



## Lupin Close West Drayton Middlesex UB7

£875 Per Calendar Month - Furnished

- First floor 1 bedroom maisonette • Cul-de-sac location • Fitted kitchen • Double bedroom • Shower over bath • Residents parking • Study room •

This larger than average one bedroom maisonette has a living room, kitchen with appliances, double bedroom with fitted wardrobes, study & bathroom with electric instantaneous shower over bath. Other benefits are own front door, electric heating and residents parking. London Heathrow Airport, the motorway network, West Drayton town centre and mainline railway station & Stockley Business Park are all with easy motoring distance. Council tax band B. Available immediately on a 12 month tenancy.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective tenants that we have prepared these particulars as a general guide only. No responsibility is taken for any errors, omissions or mis-statements. The property may be let furnished, part furnished or unfurnished and it should not be assumed that the furnishings, floor coverings (including fitted carpets), curtains, blinds and other window dressings, furnishings (fitted or otherwise) and the white goods as seen at the time of viewing are to be included in the tenancy. 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.