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St Martins Close UB8 3SQ

1 BED MAISONETTE: A much larger than average 1 bedroom first floor maisonette in tucked away cul-de-sac location within walking distance Cowley Marina and the Colne Valley Regional Park conservation area (Little Britain Lake). Brunel University and bus routes to West Drayton mainline station to Paddington (Crossrail due 2019), London Heathrow Airport and Uxbridge Town centre and Tube are nearby.

This property offers well planned spacious accommodation and features a 11ft double bedroom with fitted wardrobes, integrated kitchen with appliances off 11ft lounge and a fully tiled shower room.

Available now with other benefits to include gas central heating, double glazed windows and off street parking.

* Minimum Tenancy 6 Months
* Deposit £1,100
* Council Tax Band B

Accommodation

First Floor 1 Bed Apartment

Off Street Parking

Double Bedroom With Fitted Wardrobes

Lounge with integral kitchen

Double Glazing

EPC Rating C

Bedroom - *10' 5" x 11' 5" (3.2m x 3.5m)* Fitted carpet, fitted wardrobes and a radiator. Double glazed window.

Shower Room - *7' 10" x 5' 2" (2.4m x 1.6m)* Vinyl flooring and radiator. Three-piece shower room suite to include a fully tiled shower cubicle, pedestal hand basin, low level W.C. and part tiled walls and splashbacks. Frosted double glazed window.

Kitchenette - *4' 11" x 5' 2" (1.5m x 1.6m)* Fitted wall and base units with worktops to include a single drainer sink unit, gas cooker, washing machine and part tiled walls and splashbacks.

Lounge - *11' 5" x 11' 9" (3.5m x 3.6m)* Wood laimate flooring and radiator. Double glazed window.
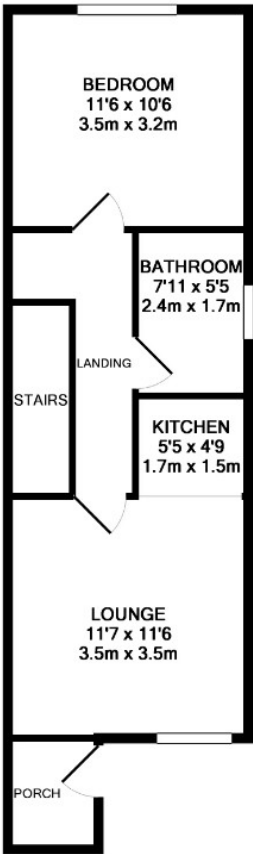
Exterior

About Cowley - Cowley is a village contiguous with the town of Uxbridge in the London Borough of Hillingdon. A largely suburban village with 16 listed buildings, Cowley is within 1 mile of West Drayton station to Paddington (Crossrail due 2019) and is bordered to the west by the River Colne and Yiewsley/West Drayton to the south.

St. Laurence Church was in recorded as in the parish of Cowley in the 1086 Domesday Book along with the parish land owned by Westminster Abbey. Historically, in the west, along the main road between Uxbridge and West Drayton, and mostly to the north of the Iver Lane turning, lay the village formerly known as Cowley Street. This hamlet and the church hamlet formed the main areas of settlement within the parish, though there were a few houses elsewhere, including some at what is now called Cowley Peachey, the southern part of Cowley

Little Britain Lake in the west of Cowley extends for about 450 metres between the Colne and a channel of it known as Frays River. The lake, which is in the Colne Valley Regional Park conservation area is noted for less common water birds, such as gadwall and great crested grebe, and for more common species including mute swan and grey heron.

Brunel University London is a public research university located to the north of Cowley in Uxbridge. Founded in 1966, it was named after the Victorian engineer Isambard Kingdom Brunel. It is organised into three colleges and three major research institutes, a structure adopted in August 2014 which also changed the university's name to Brunel University London. Brunel has over 12,900 students and 2,500 staff

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BEDROOM
11'6 x 10'6
3.5m x 3.2m

BATHROOM
7'11 x 5'5
2.4m x 1.7m

LANDING

STAIRS

KITCHEN
5'5 x 4'9
1.7m x 1.5m

LOUNGE
11'7 x 11'6
3.5m x 3.5m

PORCH

TOTAL APPROX. FLOOR AREA 424 SQ.FT. (39.3 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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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Current: 69| C
Potential: 69| C