



## New Garden Drive UB7 7JA

**GROUND FLOOR MAISONETTE / GREAT LOCATION:** A superb opportunity to acquire this 1 bedroom ground floor flat situated in a popular residential location near local shops and bus routes to West Drayton mainline station to Paddington (Crossrail due 2022), Hounslow and London Heathrow Airport. The M4 / M25 motorway network and Stockley Business Park and golf course are just a short drive away.

Ideal for those looking for a realistically priced family home or as a rental investment, the property features an entrance hall, large lounge, kitchen, one double bedroom and bathroom.

This ground floor property is available for sale with tenants in situ.

Investment Only

## Accommodation

Ground Floor Flat

1 Bedroom

Well Presented

Gas Central Heating /  
Double Glazing

Modern Kitchen

Investment Only

EPC Rating C / Leasehold

## Ground Floor

### Entrance Hall -

**Reception Room** - Fitted carpet, radiator and rear aspect double glazed window.

**Kitchen** - Ceramic tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, electric hob, extractor fan hood, electric oven, space for fridge/freezer, plumbing for washing machine, wall mounted boiler and part tiled walls and splashbacks. Double glazed window to aspect

**Bedroom 1** - Fitted carpet, radiator and double glazed window.

**Bathroom** - Tiled flooring. Three-piece bathroom suite to include a panel enclosed bath, pedestal hand basin, low level W.C. and tiled walls and splashbacks. Frosted double glazed window.

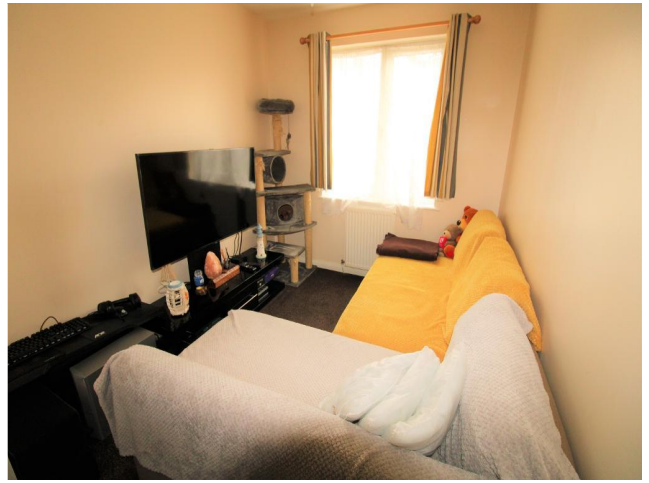
## Exterior

**Outside** - Blocked paved patio area and communal gardens.

**Tenure** - Leasehold: 189 years beginning on and including 1 March 1983 and ending on and including 28 February 2172 although Vendors solicitor will confirm exact term remaining.

Ground Rent: TBC per annum (to be confirmed by Vendors solicitor)

**About West Drayton** - West Drayton is a district of the London Borough of Hillingdon to the north of London Heathrow Airport and near Junction 4 of the M4 giving access to the M25. West Drayton benefits from a bus station and a mainline station to Paddington and will be part of the Crossrail project due for completion in 2022 linking the town to Canary Wharf. The journey time to Canary Wharf will be just 37 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street. The Grand Union also canal passes through the town and Stockley Business Park with its Championship Golf course, set in 240 acres of rolling countryside, border



West Drayton to the east.

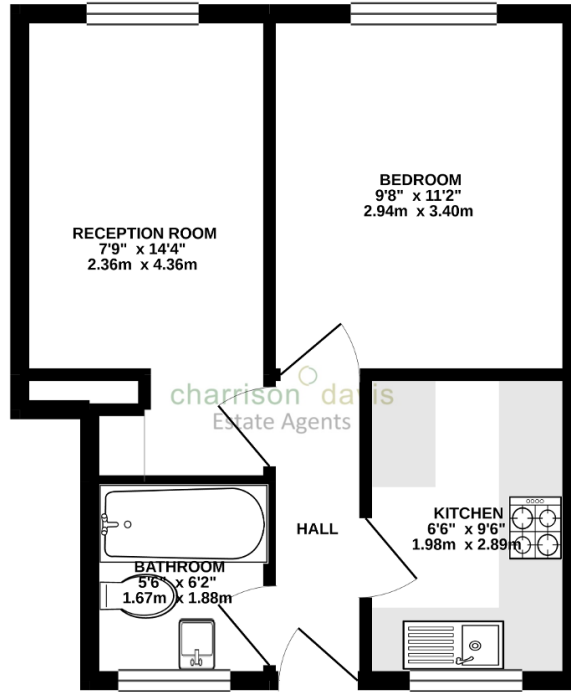
The town has number of large convenience stores, fast food outlets and restaurants and there are several public houses including The Railway, The De Burgh Arms, The Six Bells and The George & Dragon. West Drayton also incorporates a conservation area, The Green, where you can find number of listed buildings including Drayton Hall, Southlands Art centre and The Gatehouse, a Tudor Grade II listed building built circa 1550.



Founded in 2004, Stockley Academy is a coeducational secondary school in the area and there are a number of Primary schools including St Catherine's faith school, Cherry Lane Primary and West Drayton Primary. There are also a number of bus routes and the 222 runs regularly through the town connecting West Drayton to Sipson, Uxbridge, Heathrow Airport, the Bath Road and Hounslow.

Historically, in 939 the area was known as Draegtun, meaning 'farmstead at or near a portage or slope used for dragging down loads', or 'farmstead where drays or sledges are used'. It is recorded as Draitone in the 1086 Domesday Book, and as Westdrayton in 1465.

GROUND FLOOR



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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   C	75   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		