







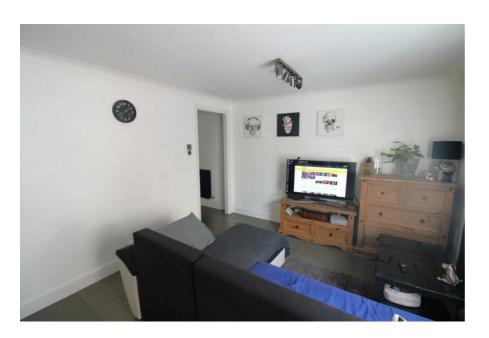
Bath Road, West Drayton, UB7 0EH

GROUND FLOOR FLAT / GREAT LOCATION: A 1 bedroom flat located a short distance to the east of the Duke of Northumberland's River in the sought after location of Longford Village with its two local public houses, petrol station and 24hr McDonalds drive through restaurant. Ideal for Terminal 5 and easy access to London Heathrow Airport and is also convenient for the Bath Road and the M4/M25 motorway networks. The property features a entrance hall, reception room, fitted kitchen, large double bedroom, bathroom and private rear garden. Viewing Highly Recommended.

## Asking Price £250,000

Tel: 020 8573 9922 Fax: 020 8569 3495 254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Flat 7, 575, Kings Court Bath Road, West Drayton, UB7 0EH







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TOTAL FLOOR AREA: 483 sq.ft. (44.8 sq.m.) approx.

Whitel every attempt has been made to ensure the accuracy of the floorpian contained here, measurement of doors, windows, rooms and any other terms are approximated and no responsibility is taken for any error, omession or mis-statement. This plans is for illustrative purposes only and should be used as such by any prospective purchase. The services, spikers and appliances shown have not been steeled and no passants.



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## **Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs  (92 plus) A  (81-91)		
(69-80)		75
(55-68)	67	
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales  EU Directive 2002/91/EC		



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