




## **82 Ryeland Close, Yiewsley, West Drayton, Middlesex, UB7 8AX**

This first floor flat is located within walking distance to West Drayton High Street and Station located on a well maintained development.

The property is in good condition throughout and benefits from a spacious lounge/bedroom with a large picture window. Modern fitted kitchen with all white goods, modern tiled bathroom, and allocated parking. Ideal location for Stockley Park, Heathrow & Uxbridge town centre.

This studio flat would suit professionals either single or as a couple. Call today to secure your viewing.

**£1,100**

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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