



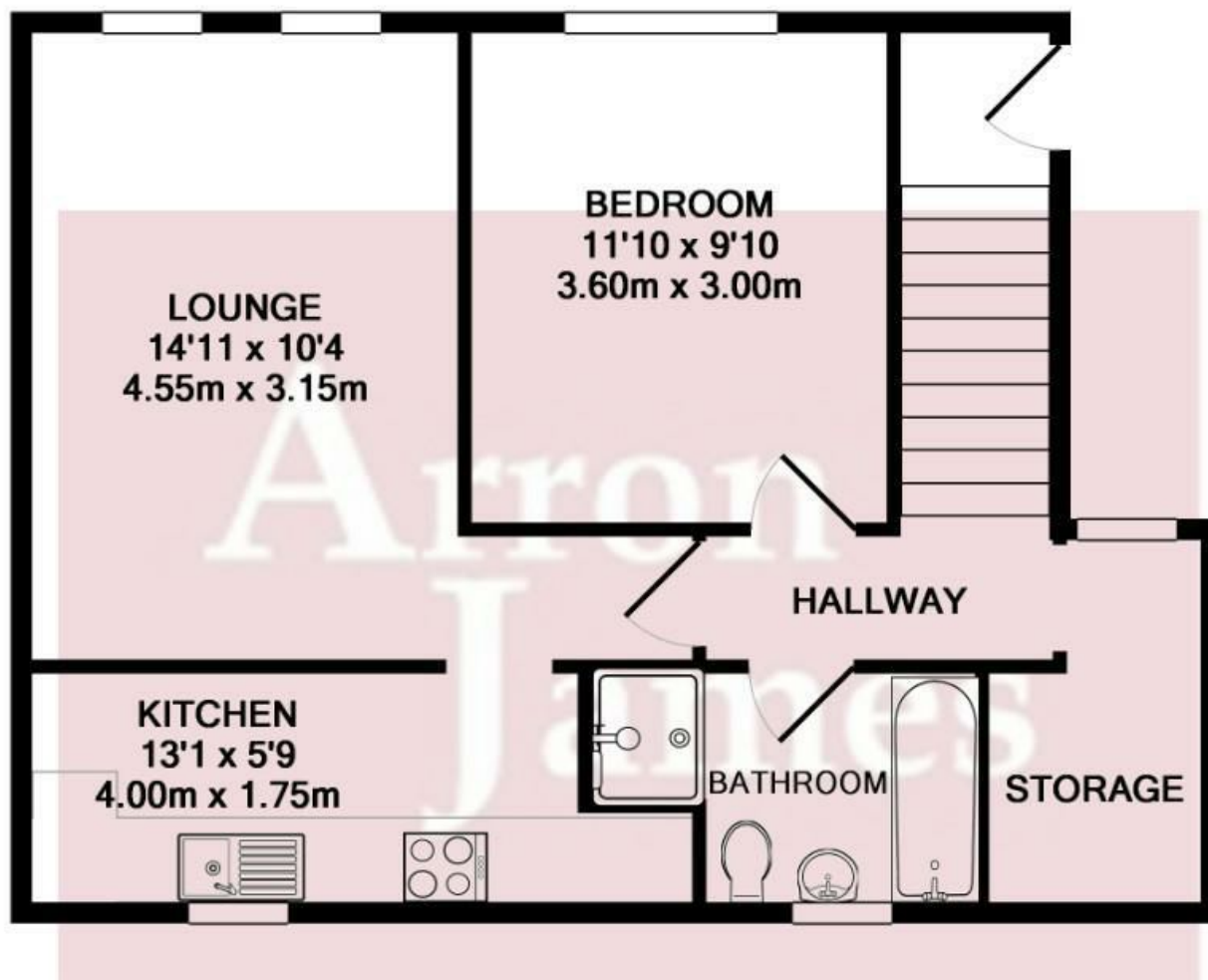
11 Lupin Close, West Drayton, Middlesex, UB7 7UY

A one bedroom first floor maisonette situated in a popular cul de sac development in West Drayton.

The accommodation comprises of an entrance hall, with a built in storage cupboard. The property consists of separate kitchen situated just off the living room with a large double bedroom. The bathroom benefits from a four piece suite which includes a separate walk in shower, panel enclosed bath tub, pedestal hand wash basin and low level WC.

Lupin close is within easy reach of Hillingdon Hospital, Stockley Business Park and Heathrow airport. The property is within walking distance to local shops, local bus routes and is a short distance from West Drayton Main Line Station which is subject to the Crossrail upgrade, bringing West Drayton to within a 40 minute train journey to Canary Wharf and will give regular access to the centre of London. The location also offers convenient access to the M25 and M4

£225,000



TOTAL APPROX. FLOOR AREA 529 SQ.FT. (49.1 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	