

# Arron James



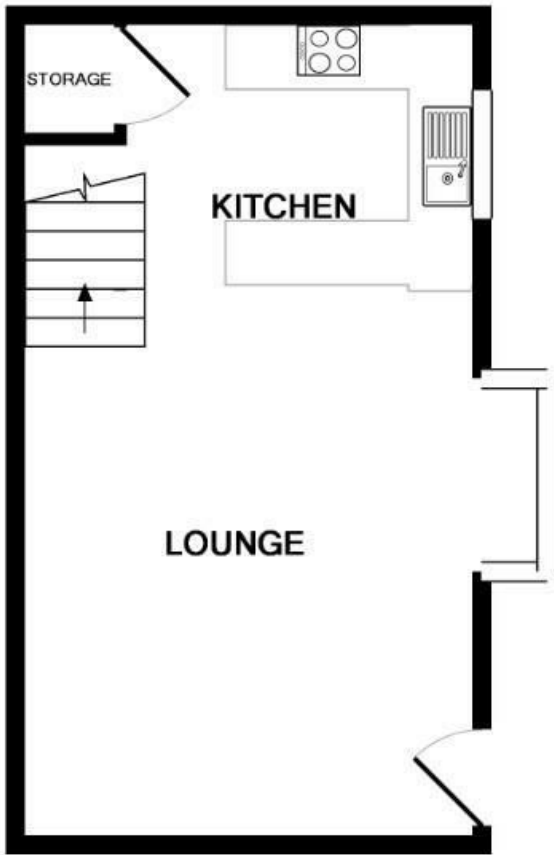
## **113 Newcombe Rise, Yiewsley, West Drayton, Middlesex, UB7 8QF**

This one bedroom house is perfect for a single professional or a couple looking to make a house a home. This well presented one bedroom starter house is situated in this quiet residential location close to local amenities.

The ground floor comprises an open plan fitted kitchen/reception room and the first floor has a double bedroom with built in wardrobes and a bathroom suite. Outside there is residents parking.

Newcombe Rise is situated off Falling Lane, within easy reach of Hillingdon Hospital, Stockley Business Park, High Street shops, schools and West Drayton Train Station making London commuting a breeze.

**£1,200 Per Calendar Month**



GROUND FLOOR  
APPROX. FLOOR  
AREA 261 SQ.FT.  
(24.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 253 SQ.FT.  
(23.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 514 SQ.FT. (47.7 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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	