



MOVE INN ESTATES

MAKING THE RIGHT MOVE



2 Swan Road

, West Drayton, UB7 7JG

Offers In Excess Of £285,000



2ND FLOOR
676 sq.ft. (62.8 sq.m.) approx.

The floor plan illustrates the layout of the second floor. It includes two bedrooms, a combined kitchen and living area, a central hall, and a balcony. The dimensions for each room are provided in both feet and meters. The plan also shows the placement of various fixtures and appliances, such as a bathtub, toilet, sink, and stove. A north arrow is located in the bottom right corner of the plan.

BEDROOM 1
12'1" x 11'0"
3.69m x 3.36m

BEDROOM 2
12'1" x 8'7"
3.69m x 2.62m

KITCHEN/LIVING AREA
22'9" x 14'10"
6.94m x 4.53m

BALCONY

HALL

TOTAL FLOOR AREA: 676 sq.ft. (62.8 sq.m.) approx.

Special priority planning has been made to ensure the accuracy of the floorplan and related measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error wherever it may be. This plan is for illustrative purposes only and should be used to guide the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made regarding its efficiency and use of space.

Model name: H0000001

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 78 85		
Not energy efficient - higher running costs EU Directive 2010/65/EC England & Wales		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G 120 85		
Not environmentally friendly - higher CO₂ emissions EU Directive 2010/65/EC England & Wales		

Please contact our Move Inn Estates - Sales Office
on 0208 574 4966 if you wish to arrange a viewing appointment
for this property or require further information.

- Second Floor
- Two Bathrooms
- Lift Access
- Two Bedrooms
- Allocated Parking
- Chain Free



Property Details:
Lease - 81 years
Ground Rent + Service charge - £186pcm

Denton Court is a highly desirable gated development, conveniently located just moments from West Drayton High Street, which offers a range of independent shops, a doctor's surgery, and local schools. Excellent transport links include West Drayton train station (Elizabeth Line), with easy access to Heathrow Airport, Stockley Park, and the M4, providing direct connections to London and the Home Counties.



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