



MOVE INN ESTATES

MAKING THE RIGHT MOVE



2 Swan Road

, West Drayton, UB7 7JG

Offers In Excess Of £285,000



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C

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

The floor plan illustrates the layout of the second floor. It includes two bedrooms: Bedroom 1 (12'1" x 11'0" / 3.69m x 3.36m) and Bedroom 2 (12'1" x 8'7" / 3.69m x 2.62m). A central hall provides access to these rooms and a bathroom. The kitchen/living area (22'9" x 14'10" / 6.94m x 4.53m) is located on the right side, featuring a balcony. The plan also shows a kitchen area with a sink, stove, and refrigerator, and a living area with a sofa and coffee table. A north arrow is located in the bottom right corner.

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.

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Model name: 2014/12/15

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	78	85

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 Not environmentally friendly - higher CO₂ emissions	78	85

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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