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Merrivale Mews  
Yiewsley  
Middlesex  
UB7 7LY

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**RWHITLEY**  
Est. 1938 & CO

# Offers In Excess Of £210,000



- One Bed Flat
- Living Room/Dining Room
- Double Bedroom
- Kitchen
- Bathroom
- Double Glazing
- Riverside Development
- Long Lease
- One Allocated Parking Space
- Walking Distance to Station

## DESCRIPTION

Ideally suited to first time buyers, this well proportioned one bedroom flat is situated in the sought after and riverside 'Merrivale Mews' development. Located within walking distance of West Drayton town centre with Elizabeth Line, the accommodation comprises an entrance hallway, light-filled living room/dining room with river views beyond, bathroom with classic white suite and extensive tiling, double bedroom with recess for wardrobe and galley style kitchen fitted with wood effect wall and floor units with black granite effect laminate work surfaces.

## OUTSIDE

Enclosed communal garden to the rear of the

building. Further communal gardens with river frontage.

## LOCATION

The town centre of Yiewsley and West Drayton with Elizabeth Line, bus routes and shops is just a short walk. London Heathrow Airport, the motorway network, Uxbridge town centre and Stockley Business Park are all within easy motoring distance.

## HEATING & HOT WATER

Electric panel heaters to living room and bedroom. Electric towel rail to bathroom. An electric immersion heater in factory-insulated hot water cylinder provides the domestic hot water.

## PARKING

We understand that there is one allocated parking space.

## WINDOWS

UPVC double glazed windows.

## LEASE

We understand that the property is held on a lease term of 299 years from 01/01/1986 (261 years remaining).\*

## GROUND RENT

We understand that there is no ground rent payable. \*

## SERVICE CHARGE

We understand the annual service charge payable is currently £1,335.20.\*

\* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

## COUNCIL TAX

We understand that the current council tax band is C.

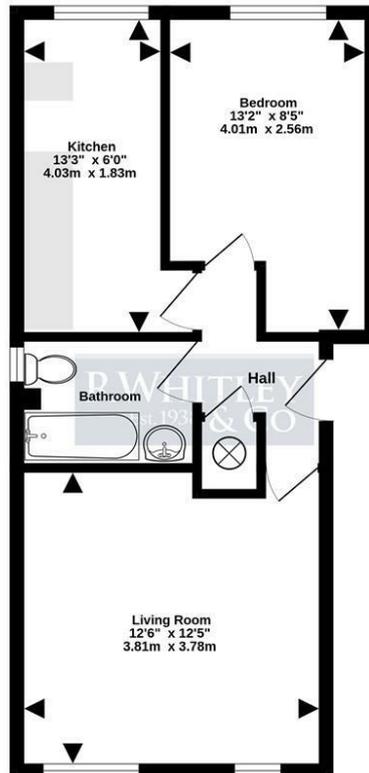
## VIEWINGS

Strictly by appointment with R Whitley & Co

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



FIRST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA - 411 sq.ft. (38.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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