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Merrivale Mews  
West Drayton  
Middlesex  
UB7 7LZ

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RWHITLEY  
Est. 1938 & CO

# Guide Price £215,000



- One Bedroom First Floor Flat
- Riverside Setting
- Fitted Kitchen
- Living Room
- Double Glazing
- Short Walk to Elizabeth Line
- Long Lease
- No Chain

## DESCRIPTION

Enjoying a picturesque outlook over the Fray's River, this first-floor one-bedroom flat is located in an exceptionally convenient position, just a short walk from West Drayton town centre and the Elizabeth Line station.

The well-designed layout includes an entrance hallway, a generously sized living room, and a kitchen fitted with a stylish selection of wall and base units, complemented by granite-effect laminate worktops. The double bedroom benefits from a fitted wardrobe, and the bathroom features a white suite.

## HEATING & HOT WATER

The living room and bedroom are heated via night storage heaters, while electric fan heaters serve the kitchen and bathroom. Hot water is provided by an electric immersion

heater housed in a factory-insulated cylinder.

## PARKING

We understand that the property includes one allocated parking space.

## WINDOWS

Fitted with UPVC double-glazed windows throughout.

## OUTSIDE

The building is surrounded by communal gardens, including an enclosed area to the rear and additional shared gardens with direct river frontage, offering a peaceful and scenic setting.

## LOCATION

Ideally situated within easy walking distance of Yiewsley and West Drayton town centres, with access to Elizabeth Line services, local bus routes, and shops. Also conveniently placed for London Heathrow Airport, the motorway network, Uxbridge town centre, and Stockley Business Park.

## TENURE

We understand that the property is held on a lease term of 299 years from 1st January 1986 (259 years remaining). \*

## GROUND RENT

We understand that ground rent payable is a peppercorn and that this is fixed for the duration of the lease term. \*

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

## SERVICE CHARGE

We understand the annual service charge payable is currently £1,328 per annum. \*

## SERVICES

Mains electricity, water and drainage.


## COUNCIL TAX BAND

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>		<b>81</b>
(69-80) <b>C</b>	<b>73</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  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 412 sq.ft. (38.3 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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