



19

Kitchener House
West Drayton
Middlesex
UB7 9BS

RWHITLEY
Est. 1938 & CO

Offers In Excess Of £365,000



- Exceptionally Close To Station
- Two Double Bedroom Second Floor Apartment
- Ideal For Commuters / First-Time Buyers / Investors
- Stunning Bathroom & En-Suite
- Floor To Ceiling Windows
- Secure Undercroft Allocated Parking Space
- Private Balcony
- Lift To All Floors
- Secure Entryphone System
- Communal Roof Terrace

DESCRIPTION

Offering unrivalled convenience for the commuter requiring easy access to the mainline railway station (which will benefit from Crossrail), this high specification, immaculately presented and energy efficient second floor two bedroom apartment offers contemporary living and benefits from secure entry phone system and lift to all floors. The accommodation comprises a n entrance hallway with storage cupboard, open plan living/dining/kitchen area with impressive floor to ceiling windows and door out onto a private balcony, kitchen fitted with a modern

range of wall and floor cupboard units with granite effect laminate worksurfaces, two double bedrooms, one of which has an en-suite shower room, and further luxury bathroom.

HEATING & HOT WATER

A gas fired combination boiler serves the radiator system and provides the domestic hot water.

WINDOWS

Double glazed sealed unit windows with triple glazed sealed unit windows to the bedrooms.

OUTSIDE

Communal roof garden. Allocated undercroft parking space behind security gates.

LOCATION

The town centre of West Drayton with mainline railway station (which will benefit from Crossrail), bus routes and shops are just a short walk. Brunel University, London Heathrow Airport, the motorway network, Uxbridge town centre and Stockley Business Park are all within easy motoring distance.

COUNCIL TAX BAND

We understand that the current council tax band is D.

TENURE

We understand that the property is held on a lease term of 125 years from 1st January 2016.

GROUND RENT

We understand that there is a ground rent payable currently £350 per annum. This figure may rise throughout the term.*

SERVICE CHARGE

We understand the annual service charge payable is currently £2,256.77 per annum inclusive of buildings insurance.*

* To the best of our knowledge this information is correct but will be confirmed by the solicitors during the conveyance.

SERVICES

Mains gas, electricity, water and drainage.

VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







SECOND FLOOR
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.3 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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