

15

Classon Close
West Drayton
Middlesex
UB7 7JU

RWHITLEY
Est. 1938 & CO

Guide Price £315,000



- SOLD BY R WHITLEY & CO
- Two Double Bedrooms
- Ground Floor
- Gas Central Heating
- Private Garden
- Short Walk to Station
- Double Glazing

DESCRIPTION

Situated in 'Classon Close' which is a town centre location providing great access to shops, amenities and the mainline railway station which benefits from The Elizabeth Line. An opportunity to purchase a two bedroom ground floor garden maisonette with well proportioned accommodation and which benefits from its own front door, front and rear garden and a long lease. The accommodation comprises a stunning kitchen/dining room with a range of modern wall and floor cupboard units, good sized living room with French doors to the rear garden, two double bedrooms and a bathroom.

WINDOWS

White UPVC double glazing.

HEATING & HOT WATER

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

water.

COUNCIL TAX BAND

We understand that the current council tax band is C.

OUTSIDE:

Front: Pathway leading to the front door.
Rear: Laid to lawn and fully enclosed with brick wall boundary and fenced boundaries.

LOCATION

The town centre of West Drayton with mainline railway station (which benefits from Crossrail), bus routes, The Green and The Closes Park are within walking distance. London Heathrow Airport, the motorway network, Stockley Business Park and Uxbridge town centre are all within easy motoring distance.

TENURE

We understand that the property is held on a lease term of 999 years from 29/09/1952.*

GROUND RENT

We understand that there is a ground rent payable of £15.75 per annum. This figure was quoted by Freeholder Brown & Partners.

SERVICE CHARGE

We understand that there is no annual service charge payable.*

NOTE

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

SERVICES

Mains gas, electricity, water and drainage.

VIEWINGS

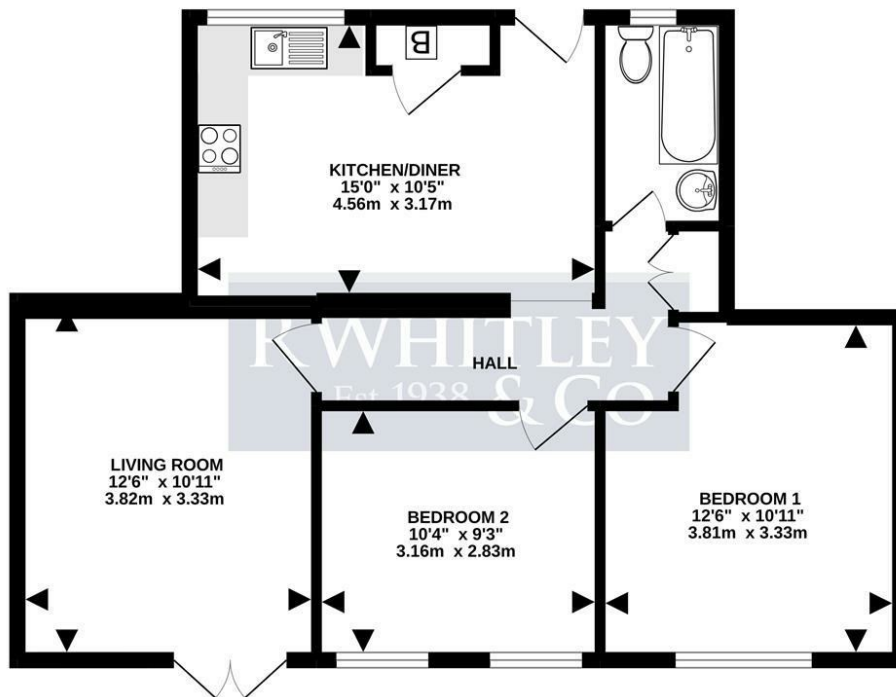
Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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	



GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.9 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.
Made with Metroplan ©2022

RWHITLEY Est. 1938 & CO

Every care has been taken with the preparation of these Brochures but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us for verification or seek professional verification. This brochure does not constitute any part of a contract. All measurements are approximate. Fixtures, Fittings & Appliances have not been tested. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, Sketches & Floor Plans are for general guidance only are not to scale.

Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA
sales@rwhitley.co.uk | 01895 442711 | rwhitley.co.uk

