



6 Shawfield Court 29 Church Road West Drayton UB7

£1,500 Per Calendar Month Unfurnished

- **Ground floor two bed flat** • 2 double bedrooms • Fitted kitchen with appliances • Bath with electric shower over • Spacious living room • Gas central heating • Communal Gardens • Shared Parking

A spacious two-bedroom ground floor apartment situated within a highly regarded Conservation Area.

The property will be newly repainted and offers two well-proportioned double bedrooms, a fitted kitchen complete with appliances, a fully tiled bathroom with electric shower over bath, and a generous living room. Additional benefits include gas-fired central heating.

Ideally located for commuters, with London Heathrow Airport, Stockley Business Park, and the motorway network all within convenient driving distance. The town centre and mainline railway station are close by, with local bus routes within easy walking distance.

Council Tax Band: C

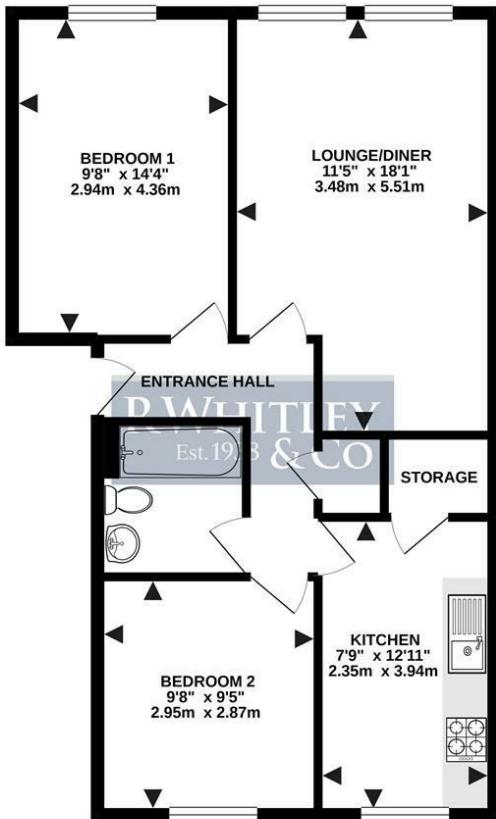
Based on the rent of £1,500 pcm, a deposit of £1,730.77 will be required (equivalent of five weeks' rent). Available from 27th February 2025.



SCAN TO APPLY
www.rwhitey.co.uk/tenancy-application/

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		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA: 661 sq.ft. (61.4 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 features are approximate. No warranty is given 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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For clarification we wish to inform prospective tenants that we have prepared these particulars as a general guide only. No responsibility is taken for any errors, omissions or mis-statements. The property may be left furnished, part furnished or unfurnished and it should not be assumed that the furnishings, floor coverings (including fitted carpets), curtains, blinds and other window dressings, furnishing (fitted or otherwise) and the white goods as seen at the time of viewing are to be included in the tenancy. These particulars do not constitute nor constitute any part of an offer or contract and are issued upon the understanding that all negotiations are conducted through R Whitley & Co.