Lupin Close, West Drayton, UB7 7UY

- Spacious one bedroom first floor maisonette accommodation
- Private ground floor entrance with internal staircase
- Residents parking and attractive surrounding communal grounds
- Offered for sale with vacant possession throughout
- Generous lounge and dining room with windows
- Quiet cul de sac close to amenities

Guide Price £225,000

Description
The property is accessed via its own ground floor entrance, with stairs rising to the first floor landing, providing access to the accommodation.

The lounge/dining room measures 15'5" x 14'11" and benefits from two large windows overlooking the communal grounds, providing excellent natural light and ample space for both living and dining furniture.

The separate kitchen measures 15'5" x 5'9" and is fitted with a range of wall and base units, contrasting work surfaces, an integrated oven, electric hob and extractor hood, with additional space for freestanding appliances.

The double bedroom measures 11'11" x 9'10" and features a window overlooking the surrounding greenery. Completing the accommodation is a bathroom fitted with a panel enclosed bath, wash hand basin and WC, together with a separate shower enclosure.

Outside

The property is positioned within an established residential development, surrounded by communal green spaces and mature trees. Residents' parking is available within the development, while pedestrian pathways provide access to the surrounding properties.

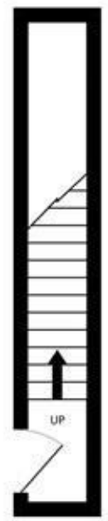
Location

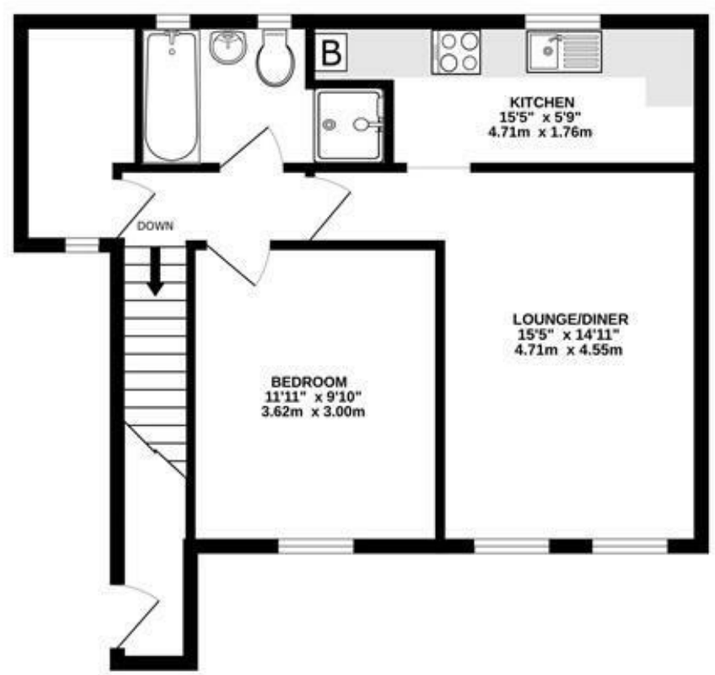
Lupin Close is a residential cul-de-sac situated within West Drayton, conveniently positioned for local shops, supermarkets and everyday amenities. West Drayton High Street and the Elizabeth Line station are within easy reach, providing regular connections towards Central London, Paddington, Heathrow and Reading.

The area also offers convenient access to Stockley Business Park, Heathrow Airport and the M4 and M25 motorways.

Additional information
Tenure: Leasehold
Local Authority: London Borough of Hillingdon
Council tax band: B
EPC rating: D

Lease term: 207 years remaining
Service charge: £122 per annum
Ground rent: TBC





TOTAL FLOOR AREA : 581 sq.ft. (53.9 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.
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