



## 2 bed apartment to buy in UB7

Wraysbury Drive, Yiewsley, West Drayton,  
Hillingdon, UB7 7FE

**£200,000** Starting Bid

🛏 x2 🚿 x1 🚿 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Two bedroom apartment
- ✓ Top floor
- ✓ Two bathrooms
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

A well-presented top floor apartment featuring two double bedrooms, set within a popular canal-side development. This spacious home offers modern open-plan living, a private balcony and allocated parking. Ideally located just a short walk from West Drayton Station, providing excellent transport links and easy access to local amenities.

Accommodation - Providing accommodation that briefly comprises, entrance hall with built in storage, bathroom with an enclosed bath, wash basin and WC. There are two bedrooms with the principal bedroom having the benefit of an en-suite shower room.

The open plan living space has a private balcony and the kitchen is fitted with ample units and integrated appliances.

Outside - There is an allocated parking space

Situation - West Drayton offers excellent transport links. The area benefits from quick access to central London, with journeys to Bond Street from West Drayton taking just 30 minutes. Additionally, Heathrow Airport is just a short drive away, making international travel easily accessible. With good local bus services and road connections, including the M4 and M25, West Drayton offers exceptional transportation options for residents. Combined with local amenities such as shops, schools, and green spaces

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 106

Annual Ground Rent Amount: £200.00

Annual Service Charge Amount: £2,760.00

Price: Starting Bid £200,000

Property Type: Apartment

Parking: Allocated

Year built: 2012

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

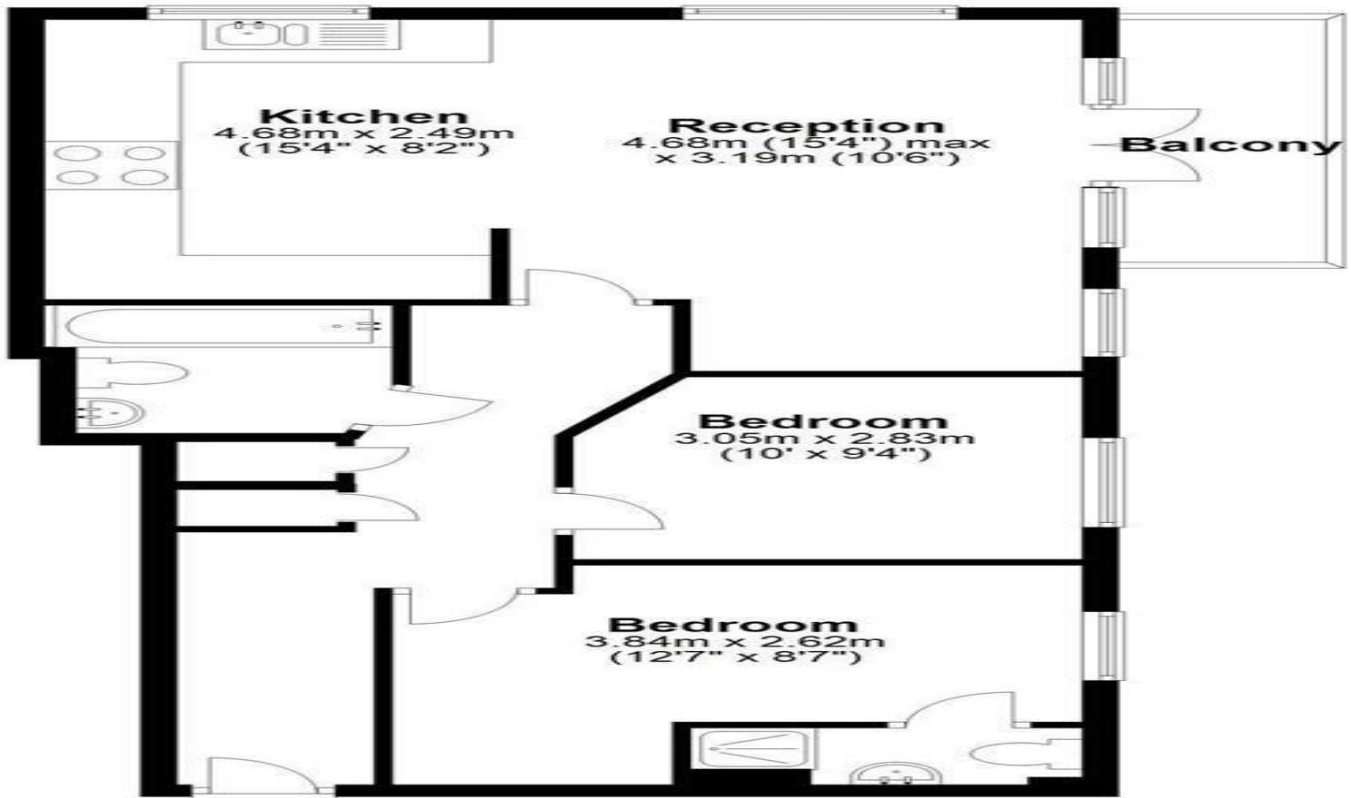
Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Second Floor

Approx. 68.0 sq. metres (732.4 sq. feet)



Total area: approx. 68.0 sq. metres (732.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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