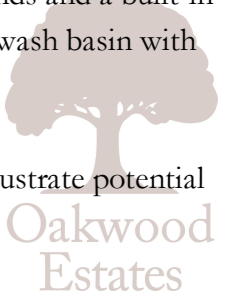














Oakwood Estates is thrilled to introduce this charming second-floor apartment to the market. This property is available with NO ONWARD CHAIN, ensuring it is ready for a swift sale, making it the perfect choice for first-time buyers or savvy property investors. Located on Hawthorne Crescent, it offers a short stroll to West Drayton High Street, featuring an array of local shops and amenities, including the West Drayton Station (Crossrail). Additionally, it's just a brief drive away from Uxbridge town centre, which boasts shopping centres, cinemas, gyms, and convenient access to the Metropolitan and Piccadilly line Underground Station.

The property features a communal hallway, complete with stairs ascending to the first and second floors. An apartment entrance hallway leads to various rooms, including the lounge, bedroom one, bedroom two, and the bathroom. The generous 21' x 10'6" lounge boasts a bay window and provides access to the kitchen. The kitchen itself is equipped with a combination of upper and lower kitchen units, an electric oven and hob with an extractor fan above, a stainless steel sink and drainer with a mixer tap, and a window with views of the communal grounds. Bedroom one offers a window overlooking the communal grounds and includes a walk-in wardrobe with a hand wash basin. Meanwhile, bedroom two also features a window with views of the communal grounds and a built-in wardrobe. The bathroom is fully tiled and comprises a bath with a shower attachment, a hand wash basin with storage below, and a low-level WC.

(Kindly take note that the property is currently vacant, and the included photos are meant to illustrate potential uses of the space.)



## Property Information

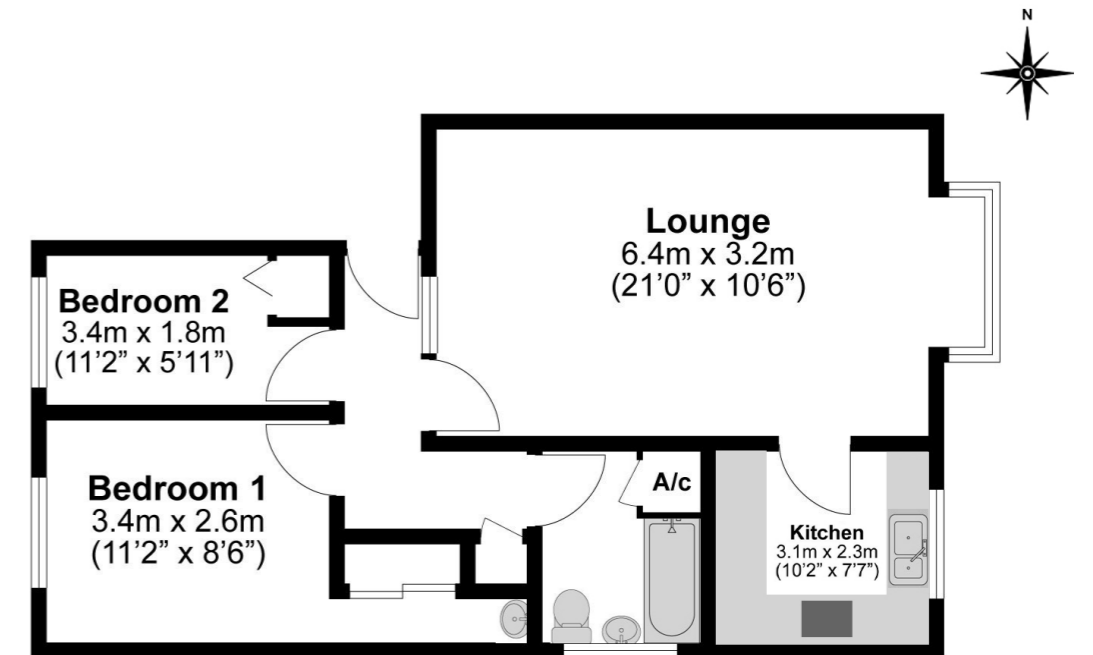
-  LEASEHOLD - 86 YEARS REMAINING
-  COUNCIL TAX BAND - C (£1,474 P/YR)
-  TWO DOUBLE BEDROOMS
-  WALK IN WARDROBE
-  CLOSE TO WEST DRAYTON STATION
-  SERVICE CHARGE - £130 PM
-  NO ONWARD CHAIN
-  ALLOCATED PARKING
-  CLOSE TO AMENITIES/SCHOOLS
-  SECOND FLOOR APARTMENT

					
x2	x1	x1	x1	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan

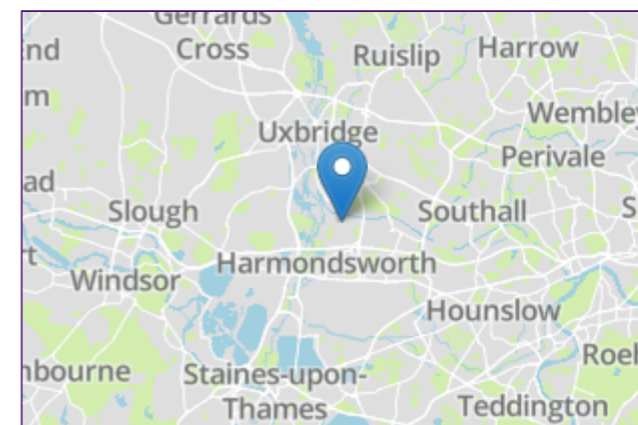


**Total Approximate Floor Area**  
581 Square feet  
54 Square metres



**Illustrations are for identification purposes only, measurements are approximate, not to scale.**

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		79
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
<small>England, Scotland &amp; Wales</small>			
<small>EU Directive 2002/91/EC</small>			

### Important Information

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will be required to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

### Tenure

Leasehold - 86 years remaining  
Service Charge - £130 per month.

### Council Tax

Band C (£1,474 p/yr)

### Estimated Stamp Duty

£3,500 (Standard Rate)  
£11,600 (Additional Property)

### Rental Estimate

£1,250 per calendar month

### Photos

Kindly take note that the property is currently vacant, and the included photos are meant to illustrate potential uses of the space.

### Broadband Connectivity

Ultrafast

### Mobile Coverage

4G voice and data

### Transport

West Drayton Rail Station - 0.4 mi  
Iver Rail Station - 1.78 mi  
Uxbridge Underground Station - 2.83 mi  
London Heathrow Airport - 2.26 mi

### Schools

West Drayton Academy - 0.09 mi  
The Skills Hub - 0.39 mi  
St Matthew's CofE Primary School - 0.58 mi  
St Catherine Catholic Primary School - 0.61 mi  
Laurel Lane Primary School - 0.61 mi  
Cherry Lane Primary School - 0.66 mi  
St Martin's Church of England Primary School - 0.71 mi

### Supermarkets

Tesco - 0.23 mi  
Sainsbury's - 0.24 mi  
Morrison - 0.52 mi  
Aldi - 0.7 mi