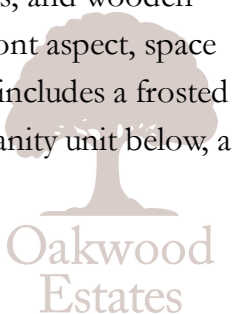



Oakwood Estates is excited to introduce this newly renovated first-floor maisonette to the market. The property boasts a spacious garden with a decked area, a convenient storage cupboard, two sizable bedrooms, a comfortable lounge, and a contemporary kitchen. Additionally, it offers the added advantage of proximity to local schools, shops, and transport links.

Upon entering the property, you step into the entrance hallway, offering a view through a window to the garden and stairs ascending to the first floor. The first-floor hallway provides access to the two bedrooms, lounge, bathroom, and kitchen. The kitchen, measuring 12'10" x 10'2", boasts a front and garden aspect window, a mix of wall-mounted and base kitchen units, metro tile splashback, a gas hob with an extractor fan above, a stainless steel sink with a mixer tap, wooden flooring, and room for a kitchen table. The living room, sized at 16'2" x 12'11", features pendant lighting, a spacious window, ample space for an L-shaped sofa and TV storage, a built-in cupboard, and wooden flooring. Bedroom one, measuring 12'8" x 2'84", includes a window, pendant lighting, a built-in wardrobe, space for a king-size bed and bedside tables, and wooden flooring. Bedroom two, with dimensions of 13'5" x 9'5", offers windows overlooking the front aspect, space for a king-size bed and bedside tables, a wardrobe, and wooden flooring. The shower room includes a frosted window with a front aspect view, a shower cubicle, a hand wash basin with a mixer tap and vanity unit below, a low-level WC, a bidet, and tiled flooring.

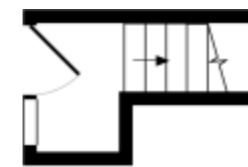


## Property Information

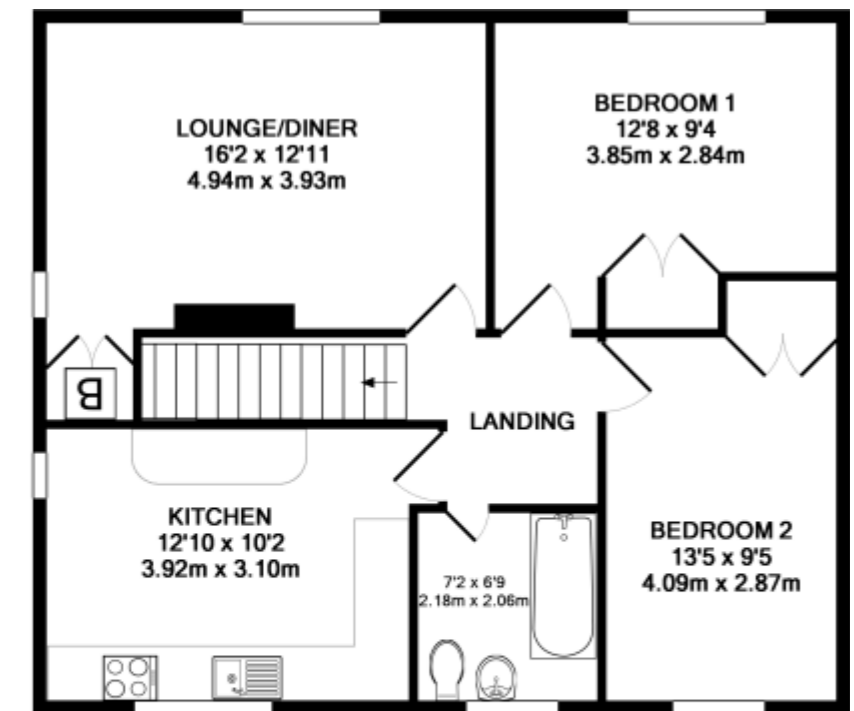
-  LEASEHOLD · 183 YEARS REMAINING
-  TWO BEDROOMS WITH BUILT IN STORAGE
-  FULLY ENCLOSED GARDEN
-  CUL DE SAC LOCATION
-  CLOSE TO HEATHROW AIRPORT
-  COUNCIL TAX BAND C (£1,564 P/YR)
-  LARGE LOUNGE
-  STORAGE ROOM
-  CLOSE TO AMENITIES/SCHOOLS
-  FULLY UPDATED

					
x2	x1	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



ENTRANCE FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

### Front Of Property

At the front of the property, there's a pathway guiding you to the gate, accompanied by a well-maintained lawn adorned with mature plantings.

### Garden

The garden is completely enclosed, making it an ideal space for children. It features a spacious lawn, a decked area perfect for a garden table and chairs, as well as a BBQ. Additionally, there's a convenient storage room.

### Leasehold

Leasehold · 183 years remaining  
Leasehold, ground rent and insurance are £38 per month.  
The parking permit is £75 first vehicle and £110 for the second vehicle.

### Council Tax Band

C (£1,564 p/yr)

### Mobile Coverage

5G voice and data

### Internet Speed

Ultrafast

### Location

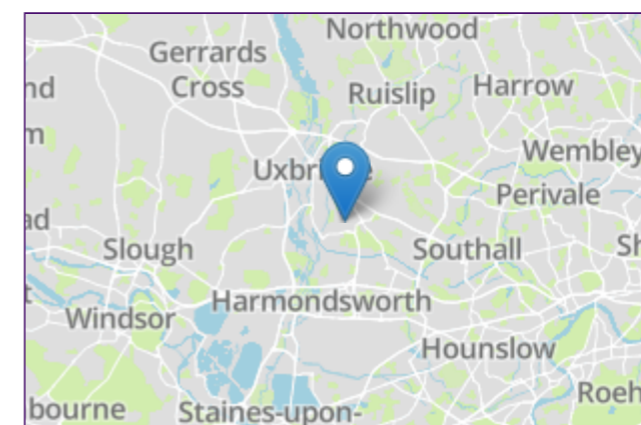
Cowley, located in West Drayton, is a charming residential area in the London Borough of Hillingdon. Nestled along the western outskirts of Greater London, Cowley offers a peaceful suburban retreat while maintaining easy access to the capital's amenities. Its picturesque streets are lined with a mix of period homes and modern developments, providing a diverse range of housing options. The nearby Grand Union Canal adds to the area's appeal, offering scenic walks and leisure opportunities. Residents of Cowley enjoy a sense of community, with local schools, parks, and shops contributing to the area's family-friendly atmosphere. Moreover, its proximity to Heathrow Airport makes it a convenient choice for those working in the aviation industry or seeking excellent transport links. Cowley successfully strikes a balance between suburban tranquility and urban convenience, making it an attractive place to call home in West Drayton.

### Transport

West Drayton Station - 0.97 miles  
Uxbridge Underground Station - 1.84 miles  
London Heathrow Airport - 3.31 miles

### Schools

Moorcroft School - 0.06 miles  
Colham Manor Primary School - 0.12 miles  
Park Academy West London - 0.2 miles  
Meadow High School - 0.26 miles  
Pield Heath House RC School - 0.46 miles  
Hillingdon Manor School - 0.48 miles  
The Young People's Academy - 0.56 miles  
Rabbsfarm Primary School - 0.65 miles  
Bishopshalt School - 0.72 miles  
The Skills Hub - 0.77 miles



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	