



## 2 bed apartment to buy in UB7

High Street, Yiewsley, West Drayton,  
Middlesex, UB7 7BG

**£200,000** Starting Bid

🛏 x2 🪑 x1 🚿 x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Two bedroom apartment
- ✓ 469 sq.ft
- ✓ 11ft Living room
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

0207 867 3382  
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £200,000.

Situated in a convenient and well-connected location, this second floor apartment offers well-proportioned accommodation throughout, making it an ideal purchase investors alike. The property features a bright and generously sized lounge, providing a comfortable space to relax or entertain, alongside a separate fitted kitchen offering ample storage and worktop space. There are two well-proportioned bedrooms, both providing versatile accommodation, as well as a modern bathroom suite. The apartment offers a yield of approximately - 8%.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 159

Price: Starting Bid £200,000

Property Type: Apartment

Parking: None

Construction materials: Brick and block

Roofing type: Clay tiles

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: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

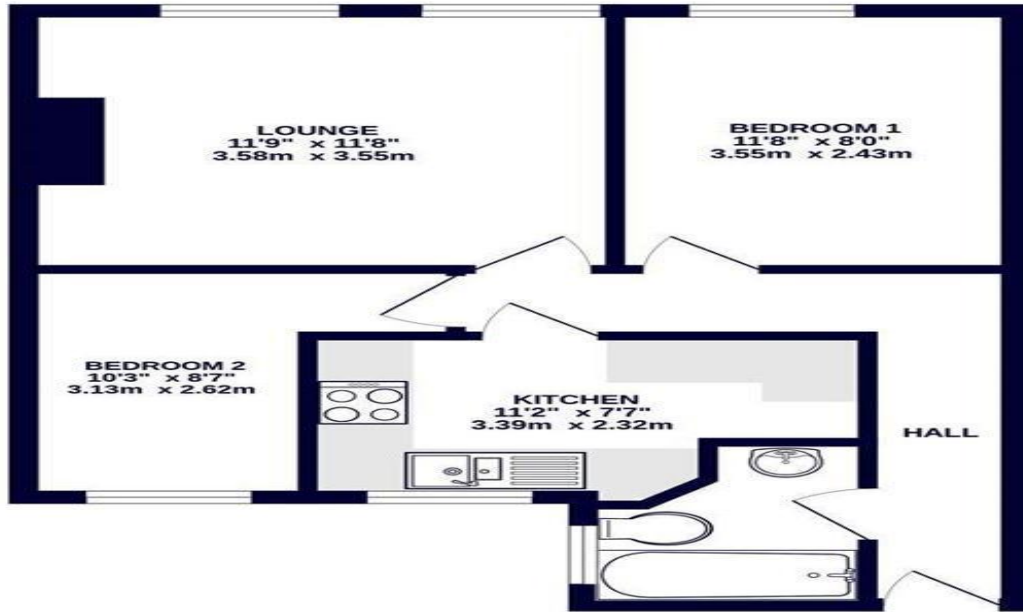
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

2ND FLOOR  
469 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 469 sq.ft. (43.5 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 misstatement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		39	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

High Street, Yiewsley, West Drayton, Middlesex, UB7 7BG

Contact your local branch today for more information on this property:

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london@pattinson.co.uk, www.pattinson.co.uk**

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