



Chestnut Close UB7 0JT

AUCTION SALE BY CHARRISON DAVIS / SIMILAR PROPERTIES REQUIRED:: This larger than average ground floor, 2 bedroom maisonette comprises of a lounge, kitchen, good size double bedrooms, bathroom, separate WC, storage cupboard, front and rear gardens.

The property is situated within walking distance of the Bath Road giving easy access to London Heathrow Airport, the M4/M25 networks and Hayes mainline station to Paddington (Crossrail due 2022).

AUCTION DATE: Wednesday 14th July 2021
AUCTIONEER: Phillip Arnold Auctions

Accommodation

SALE BY AUCTION

42 YEAR LEASE

**Two Double Bedroom
Maisonette**

No Service Charges

Ground Floor

**Popular Convenient
Location**

EPC Rating D / Leasehold

Ground Floor

Entrance Porch - Concrete flooring and frosted glazed uPVC doors.

Living Room - 14' 5" x 12' 3" (4.4m x 3.75m) Carpet, radiator and front aspect double glazing.

Kitchen - 11' 5" x 7' 2" (3.48m x 2.2m) Vinyl flooring. Range of eye and base level units, single drainer unit, plumbing for a washing machine, rear double glazed window.

Bedroom 1 - 12' 0" x 9' 1" (3.68m x 2.78m) Carpet, radiator, built-in wardrobe and front aspect double glazing.

Bedroom 2 - 8' 3" x 9' 8" (2.54m x 2.97m) Carpet, radiator and rear aspect double glazing.

Separate W.C - Carpet, low level WC and rear aspect frosted double glazing.

Bathroom - Carpet, hand basin, bath with separate taps, power shower, part tiled walls and splashbacks, radiator and frosted double glazing.



Exterior

Front Garden - Laid to lawn.

Rear Garden - Paving, shingle and mature border.

Tenure - Leasehold

Lease: 99 Years from 25th March 1964

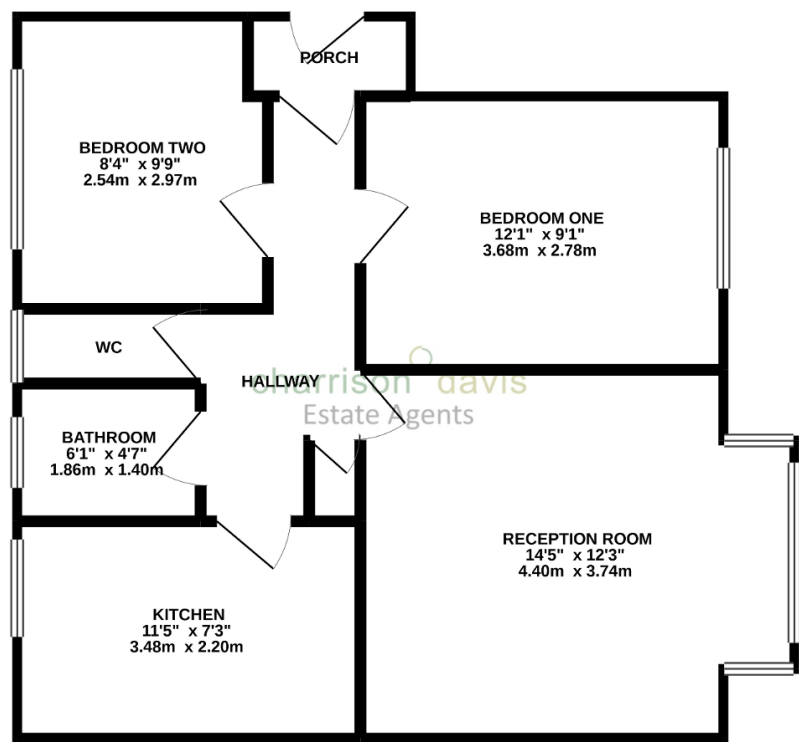
About Sipson - Sipson is a district of the London Borough of Hillingdon, on the northern perimeter of London Heathrow Airport adjacent to the Bath Road and offers easy access to the M4/M25 motorway network. The district adjoins Harlington to the east and West Drayton to the north which benefits from a mainline station on the Great Western Main Line to Paddington. The Crossrail project linking West Drayton to Canary Wharf is due for completion in 2022. The journey time to Canary Wharf will be just 37 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.



Phillip Arnold
Auctions

"Passionate about property since 1979"

GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 555 sq.ft. (51.6 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		