

ALLDAY
& MILLER



Trout Road, West Drayton, UB7 7RS
£2,500,000





Trout Road, West Drayton, UB7 7RS

£2,500,000

- Mixed Use Site Commercial and Residential
- Measuring Approx 1.6 Acres
- 68,801 Sq.ft
- Prime West London Location
- Easy Reach Of Heathrow Airport
- Two Adjoining Freehold Parcels Of Land
- B2 and C3 Usages
- No Planning Application Submitted Within the Last 5 years.
- Title MX402379
- Four Bedroom Detached House With Large Garden

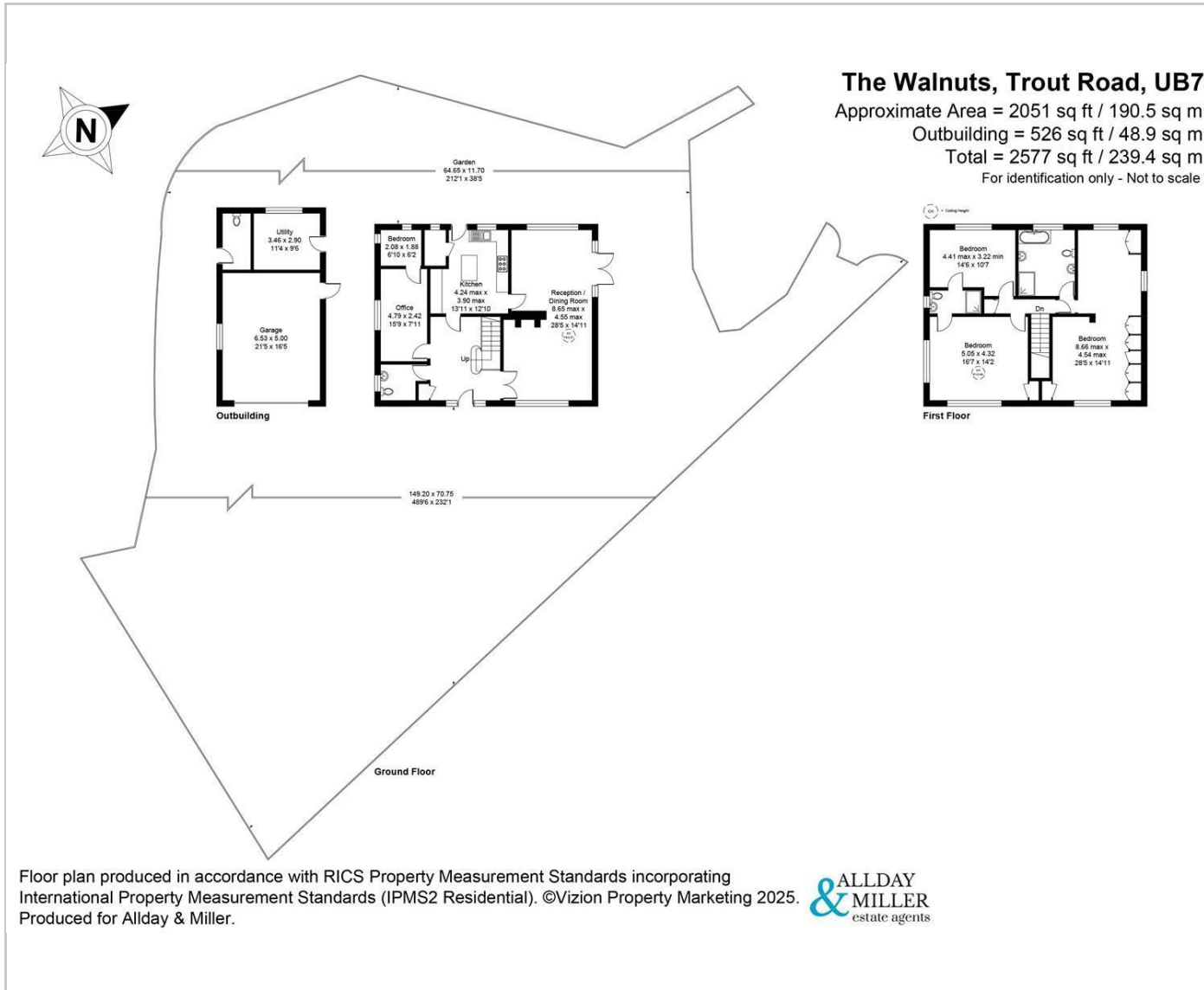
Description

Situation

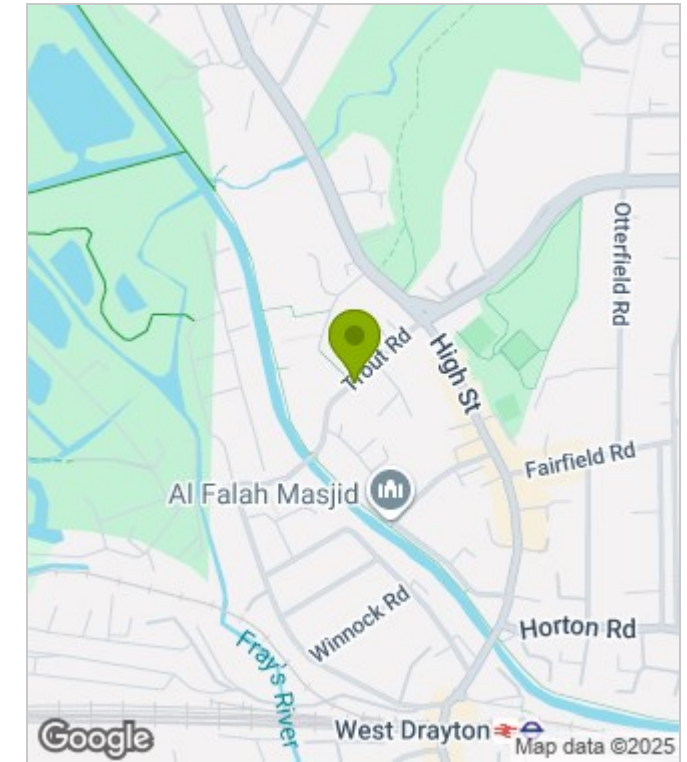
Trout Road just moments away from West Drayton High Street with its variety of local shops, cafes, takeaways and coffee shops. Also the Elizabeth line from the station with several links to central London and the surrounding areas. Bus links with easy reach to local amenities including Heathrow Airport, Stockley Park, Uxbridge town centre and Hillingdon Hospital. For the commuters M4/M25 & A40 with its links to London and The Home Counties are all a short drive away. Highly regarded schools including St Mary's Catholic primary school and Park Academy.





Floor Plans



Area Map



Energy Performance Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 			<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.