




## Room11, 10 Warwick Road, West Drayton, Middlesex, UB7 9BZ

Welcome to Warwick Road! This charming room is perfect for a working professional looking for a cosy space to call their own. Situated within walking distance from West Drayton station, this property offers convenience for those who commute.

The room features a convenient kitchenette, allowing you to prepare your meals with ease. Being part of a shared house, you'll have the opportunity to socialise with fellow housemates while still enjoying your privacy.

With local amenities and the high street close by, you'll have everything you need right at your doorstep. Don't miss out on this fantastic opportunity to make Warwick Road your new home!

**£650**

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 