

# Constabulary Close

West Drayton • Middlesex • UB7 7GE  
Offers In Excess Of: £400,000



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# Constabulary Close

West Drayton • Middlesex • UB7 7GE

An extremely spacious first floor, two bedroom, share of freehold apartment set over 808 sq ft located in a gated & completely private development. This fantastic apartment is offered to the market in exceptional condition and briefly consists of entrance hallway, three storage cupboards, a 24ft x 10ft open plan fitted kitchen/living/dining room, two well proportioned double bedrooms both of which benefit from high-quality built in wardrobes, en-suite to the master bedroom in addition to the pristine family bathroom.

Gated community

Share of freehold

First floor apartment

Two double bedrooms

Two bathrooms

808 sq.ft

Balcony & communal garden

Two allocated parking spaces

Close to amenities

0.7 Miles from West Drayton Train Station (Elizabeth Line)

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Property

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### Outside

There is an allocated undercroft parking space for one car. The property further benefits from an additional parking space purchased by the current owner, this is one of only two apartments in the development with this luxury. The development also enjoys well tended communal gardens and the apartment benefits from a large balcony accessible from the living room.

### Location

Constabulary Close is a modern, gated development which is completely private and is exceptionally well placed within a leafy enclave that creates a tranquil retreat whilst being only moments from the High Street. West Drayton station is just a short walk away, having excellent transport connections into London with the benefit of the Elizabeth Line. The M4 and M25 motorways are easily accessible as is Heathrow Airport. For business or the keen golfer Stockley Business Park & Golf Course is close by.



### Schools:

West Drayton Primary School 0.4 miles  
Cherry Lane Primary School 0.6 miles  
St Catherine Catholic Primary School 0.8 miles



### Train:

West Drayton Train Station 0.7 miles  
Iver Train Station 2.3 miles  
Hayes & Harlington 2.7 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

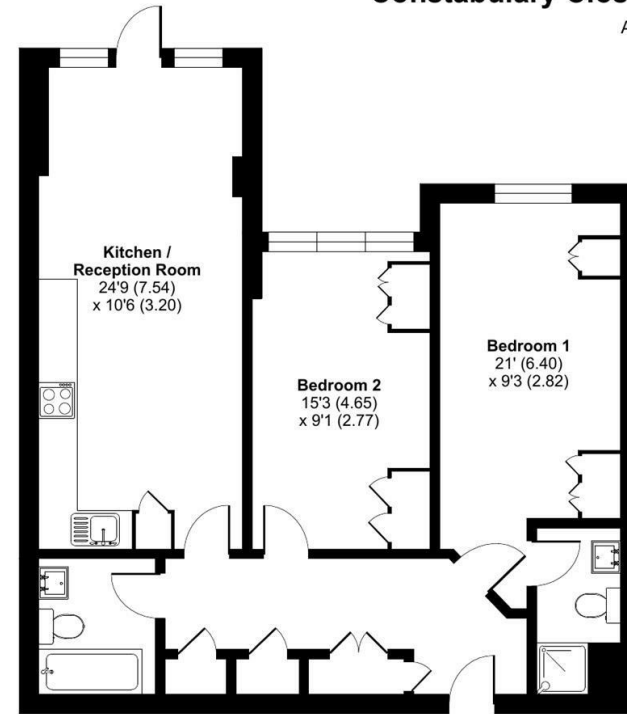
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(Distances are straight line measurements from centre of postcode)



## Constabulary Close, West Drayton, UB7

Approximate Area = 808 sq ft / 75 sq m  
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Coopers. REF: 1003664



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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		
England & Wales		88	88

Important Notice: 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 or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.