

Burlington House

West Drayton • • UB7 9FE

Guide Price: £375,000



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est 1986

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A fantastic three bedroom, fourth and fifth floor duplex apartment which is incredibly well placed being found on the much sought after Parkwest development. The apartment is presented in excellent condition and is offered to the market chain free. The accommodation briefly consists of entrance hallway, family bathroom, storage cupboard, an open plan living/dining/kitchen area and the two bedrooms of which the double is equipped with a fitted wardrobe. To the top floor is the spacious 18ft master bedroom with a fitted wardrobe and en-suite, there is also an impressive amount of storage space in the eaves.

Penthouse apartment

Three bedrooms

Immaculate condition

Two bathrooms

18ft Master bedroom

Undercroft parking space for one car

Over 900 year lease

Well maintained communal gardens

Ample storage space

No further chain

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.





Situation

Burlington House is situated within the highly prized Parkwest development just a short distance from West Drayton High Street with its range of independent shops, various restaurants and local schools. West Drayton train station (Crossrail) can also be found close by as can Stockley Business Park, Brunel University and Heathrow Airport whilst for the motorist the M4 is just a short drive away.

Description

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Outside

To the first floor there is a private roof garden that is only accessible for the residents of Burlington House. Park West is the only condominium in West Drayton that offers facilities such as a concierge and gym on the development as well as numerous manicured communal gardens. There is also an undercroft parking space for one car.



Schools:

West Drayton Primary School 0.2 miles
Cherry Lane Primary School 0.6 miles
Laurel Lane Primary School 0.6 miles



Train:

West Drayton Station 0.5 miles
Hayes & Harlington Station 1.8 miles
Iver Station 1.9 miles



Car:

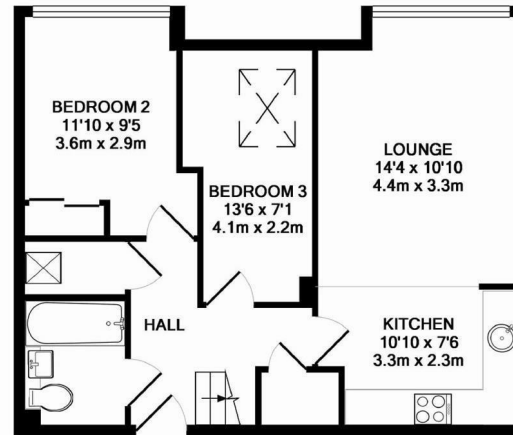
M4, A40, M25, M40



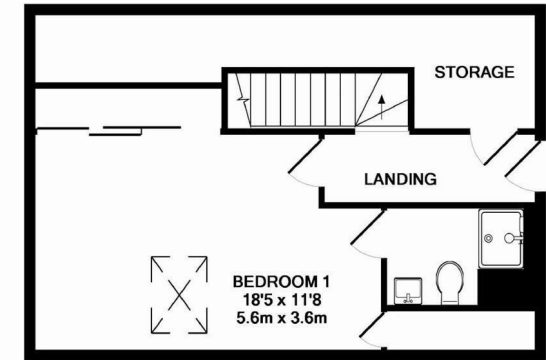
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
APPROX. FLOOR
AREA 553 SQ.FT.
(51.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 469 SQ.FT.
(43.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1022 SQ.FT. (94.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Extremely energy inefficient - very high running costs	G		
England & Wales		72	80

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.