

# 97 High Street

West Drayton • • UB7 7GJ  
Offers In Excess Of: £270,000



coopers  
est 1986

# 97 High Street

West Drayton • • UB7 7GJ

A truly stunning apartment that epitomizes modern living offering sleek and stylish interiors throughout setting the benchmark for the contemporary lifestyle. Delivering clean crisp lines throughout, the accommodation on offer consists of a hallway, a 18ft open plan kitchen/living/dining room, an equally spacious 12ft bedroom with fitted wardrobe and luxury three piece bathroom.

No chain

One bedroom apartment

Second floor

Show home condition

18ft open plan kitchen/living area

12ft bedroom with fitted wardrobe

Sublime shower suite

Gated, allocated parking

Built in 2021

0.2 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

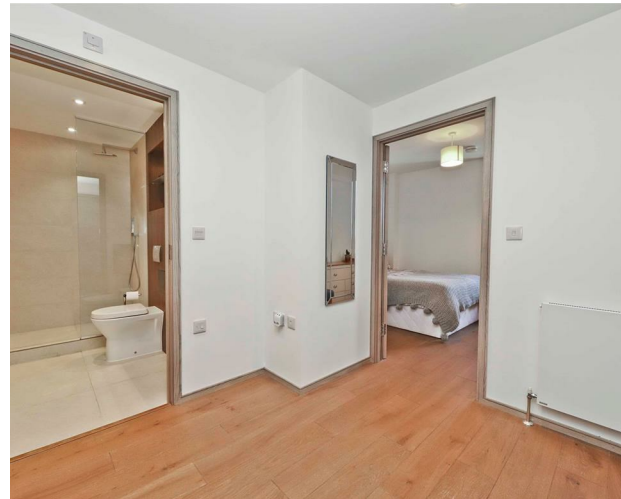
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### Outside

The property benefits from one allocated parking space which is gated.

### Location

Kirk House is an exciting new apartment block developed in 2021, the apartments have been cleverly designed to the highest standards giving this development huge popularity. West Drayton station is just a short walk away, having excellent transport connections into London and with the benefit of the Crossrail network. 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:

St Matthew's CofE Primary School 0.1 miles  
Rabbsfarm Primary School 0.3 miles  
West Drayton Academy 0.6 miles



### Train:

West Drayton Station 0.2 miles  
Iver Station 1.5 miles  
Uxbridge Station 2.3 miles



### Car:

M4, A40, M25, M40



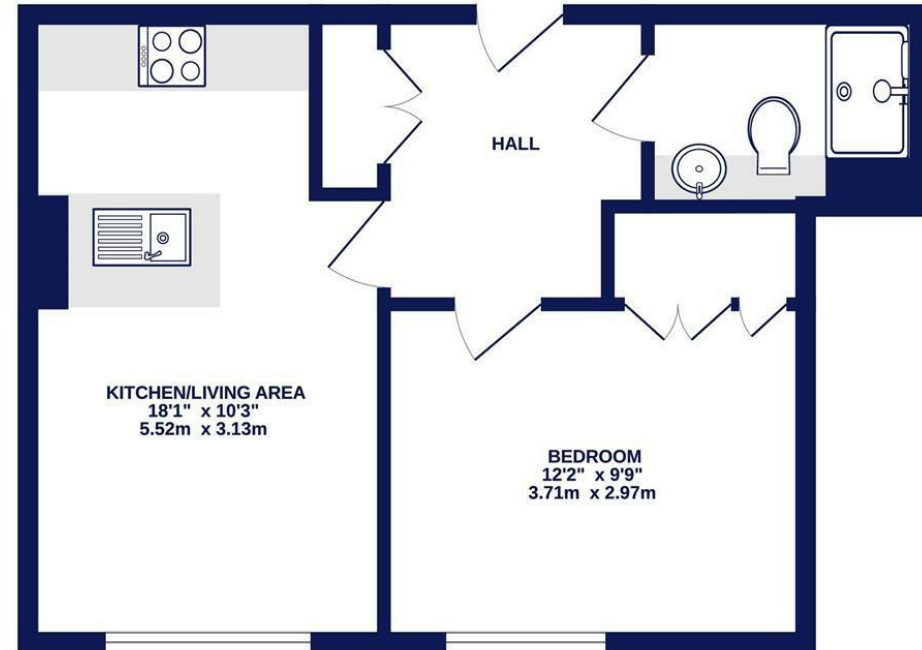
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



## 2ND FLOOR 473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 473 sq.ft. (43.9 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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**coopers**  
est 1986

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	

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.