

Lexington House

West Drayton • Middlesex • UB7 9FJ

Offers In Excess Of: £235,000



coopers
est 1986

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This ground floor one bedroom Manhattan style apartment is offered to the market in good condition throughout offering spacious accommodation ready to be lived in and also benefits from having no further chain. This fantastic apartment represents an ideal investment or first time buyer opportunity with the accommodation briefly consisting of an open plan 25ft kitchen/living room with sliding doors providing access to the 14ft bedroom with fitted wardrobes and there is also the attractive three piece bathroom suite.

One bedroom manhattan style apartment

Ground floor

25ft Kitchen/Living room

14ft Bedroom with fitted wardrobe

Attractive bathroom suite

Private terrace

Parking for one car

No chain

24 hour Gym & Concierge

0.5 miles from West Drayton 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 a 24 hour concierge, access to on site gym, a right to park and the apartment also has the added advantage of its own private terrace. There are also well maintained communal grounds.

Location

Lexington House is situated within the highly sought after 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 (Elizabeth Line) 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.





Schools:

West Drayton Academy 0.2 miles
Cherry Lane Primary School 0.6 miles
Laurel Lane Primary School 0.7 miles



Train:

West Drayton Station 0.5 miles
Hayes & Harlington 1.8 miles
Iver Station 2.0 miles



Car:

M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 467 sq.ft. (43.4 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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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		
Less energy efficiency - higher running costs	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		
		74	82
England & Wales		EPC Directive 2002/91/EC	

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.