# Lexington House

West Drayton • Middlesex • UB7 9FJ Offers In Excess Of: £235,000



coopers est 1986

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West Drayton • Middlesex • UB7 9FJ

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)

hese 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:

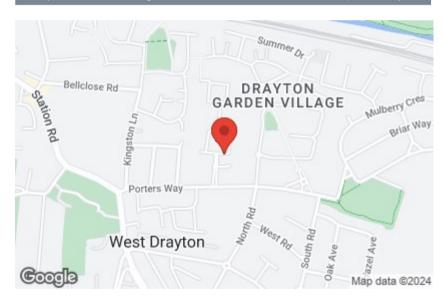
M4, A40, M25, M40



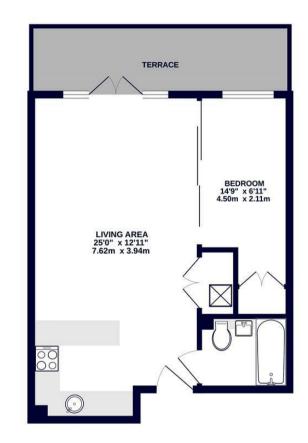
# Council Tax Band:

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.

wrimst every attempt nas oeen made to ensure the accuracy of the motiphact contained nerte, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any recombission 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 guaran as to their operability or efficiency can be given.

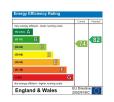


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