

High Street

West Drayton • • UB7 7GJ

Guide Price: £275,000



coopers
est 1986

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An elegant one bedroom ground floor apartment found in the heart of West Drayton and offered to the market in great condition throughout. This stunning apartment consists of hallway, utility cupboard, immaculate shower room, 9ft kitchen, a light filled 13ft living room and 13ft bedroom with fitted wardrobes. The property benefits from access to a sizeable private terrace, which is one of only two apartments with this feature in the block.

Ground floor apartment

One bedroom

Unique, sizable private terrace

13ft Bedroom with fitted wardrobes

Shower room

9ft Modern fitted kitchen

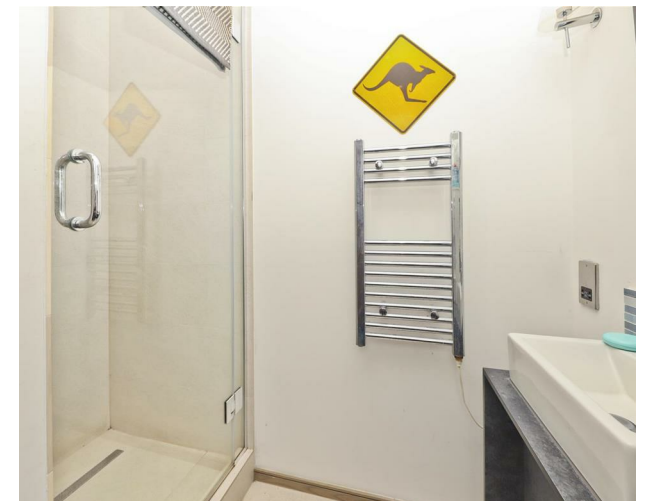
13ft x 11ft Living room

Presented in great condition

Gated, allocated parking

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, covered parking space which is gated as well as the private terrace.

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, Paddington can be reached in 20 minutes and Liverpool Street in 35 minutes 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:

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:

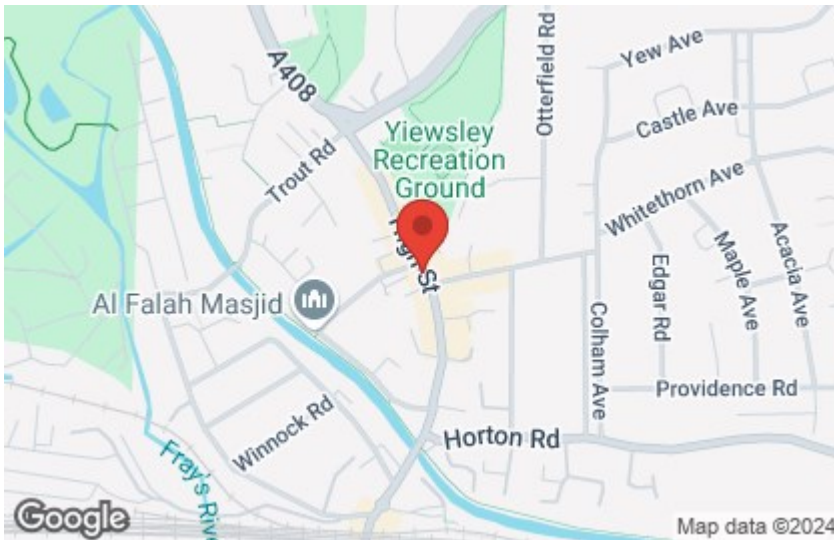
M4, A40, M25, M40



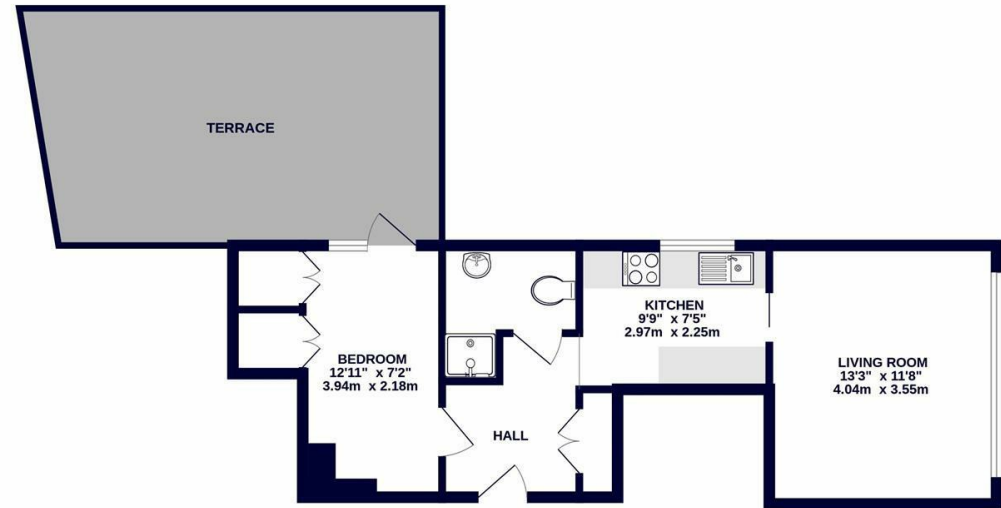
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 439 sq.ft. (40.8 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	92-100		
B	81-91		
C	69-80		
D	55-68	55	55
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales			
EPC Directorate 2022/01/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.