

Rowlock House

West Drayton • Middlesex • UB7 7FX

Offers In Excess Of: £335,000



coopers
est 1986

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West Drayton • Middlesex • UB7 7FX

A stunning third floor, two bedroom two bathroom apartment that is offered to the market with no chain, combining modern living with sleek and stylish interiors throughout. The apartment is finished in great decorative order and the accommodation consists of a spacious 17ft x 15ft open plan living/dining room with access to the balcony and 11ft fitted kitchen, two double bedrooms, master with canal view and en-suite in addition to the highly attractive bathroom suite.

Fantastic two bedroom apartment

Third floor with LIFT access

17ft x 15ft Open plan living/kitchen area

13ft Master bedroom & 11ft Second bedroom

Two bathrooms

Great condition throughout

Private gated parking space and visitor parking

0.3 miles from the train station

Canalside development with Amenities nearby

No 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.





Property

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Outside

Doors from the living room open on to a sizeable East-facing private balcony. There is a secure undercroft parking space for one car which is gated as well as visitor parking available. The development also enjoys well tended communal gardens.

Location

Rowlock House is a modern apartment block located within a short walk of West Drayton High Street with its variety of shops including Tesco & Aldi superstores (located next door) and the Train station, benefitting from the popular Elizabeth Line providing fast and frequent access into London. Reaching Paddington in 25 minutes and Canary Wharf in 50 minutes. Heathrow Airport, Stockley Park and the M4 with its links to London and The Home Counties are all a short drive away.



Schools:

St Matthew's CofE Primary School 0.2 miles
Rabbsfarm Primary School 0.3 miles
St Catherine Catholic Primary School 0.6 miles



Train:

West Drayton Station 0.3 miles
Iver Station 1.3 miles
Uxbridge Station 2.2 miles



Car:

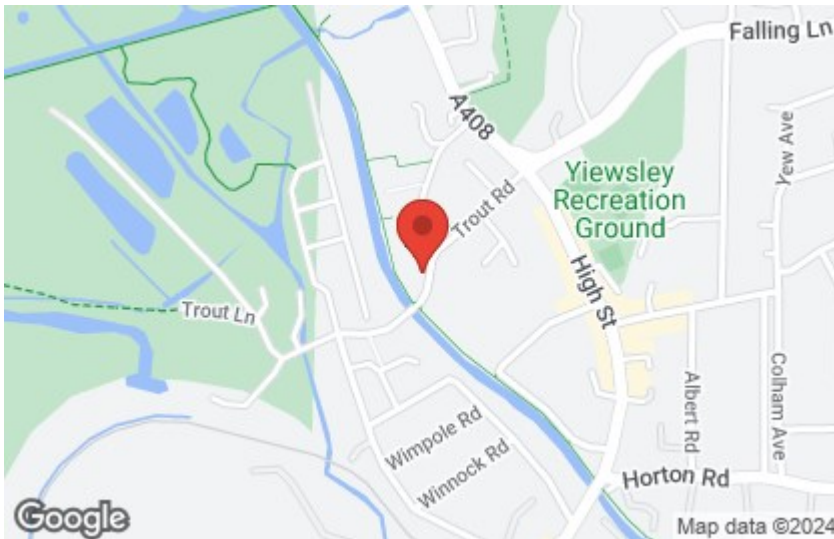
M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



TOTAL APPROX. FLOOR AREA 689 SQ.FT. (64.0 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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01895 459 950

1 Tavistock Road, West Drayton,
Middlesex, UB7 7QT

westdrayton@coopersresidential.co.uk

CoopersResidential.co.uk

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.