

97 High Street

West Drayton • • UB7 7GJ
Offers In Excess Of: £280,000



coopers
est 1986

97 High Street

West Drayton • • UB7 7GJ

An exceptional one bedroom, first floor apartment in an exclusive gated development located in a central location. The apartment is chain free and presented in show home condition. The accommodation briefly comprises a spacious entrance hall with a security entry system and two storage cupboards, an exquisite shower room and a large bedroom with fitted wardrobes. The dual aspect open plan kitchen/living area offers plenty of natural light with a comprehensive range of integrated Bosch appliances and a programmable lighting system.

The property is complemented with stylish grey Zenith worktops and oak wood flooring with underfloor heating.

No chain

First floor apartment

One bedroom

High specification

Dual aspect 19ft x 12ft Kitchen/Living area

13ft x 12ft Bedroom with fitted wardrobe

Stunning shower room

Lift access

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 parking space which is under cover and securely 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, 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:

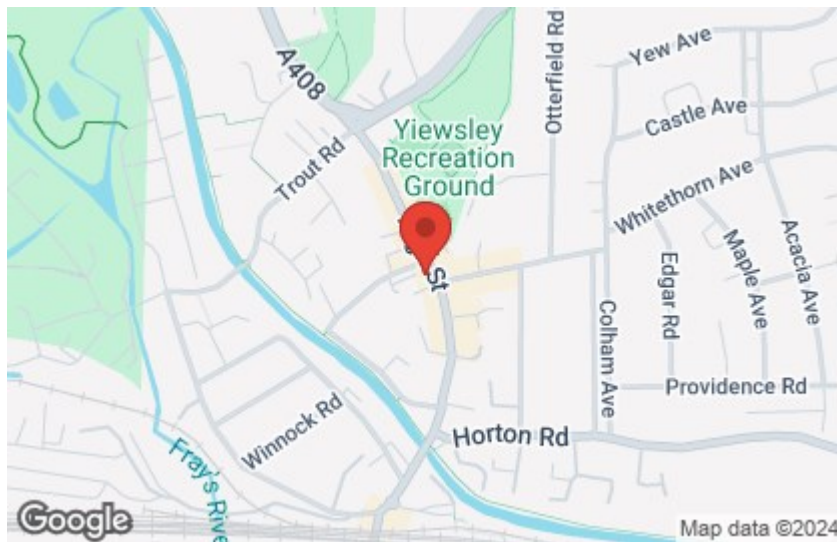
M4, A40, M25, M40



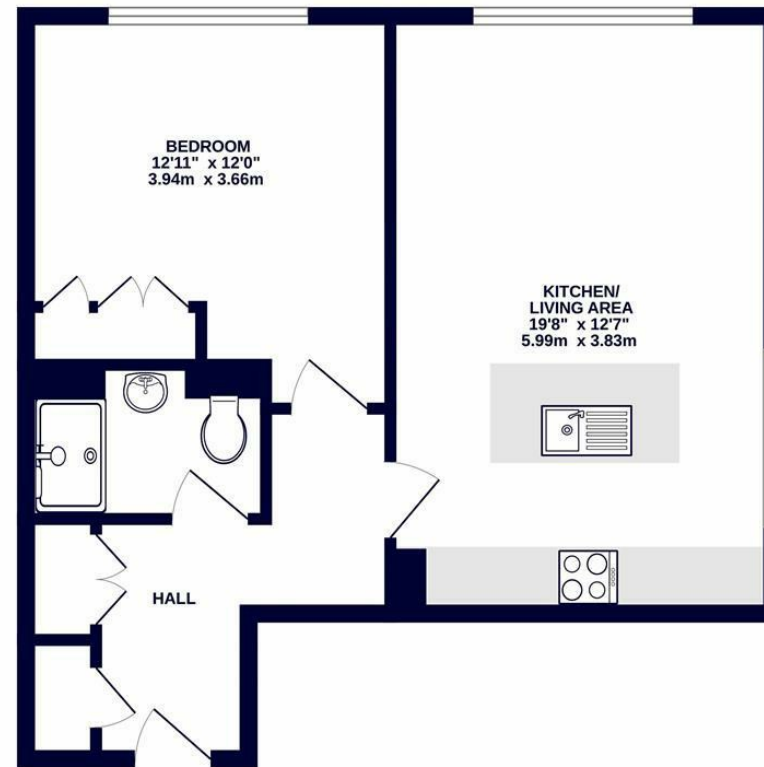
Council Tax Band:

B

(Distances are straight line measurements from centre of postcode)



1ST FLOOR
512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 512 sq.ft. (47.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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	64	64
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

England & Wales
EPC Directorate
2022/01/10

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.