

10 Wintergreen Boulevard

West Drayton • • UB7 9GU
Offers In Excess Of: £343,000



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West Drayton • • UB7 9GU

A spacious and well appointed, Second floor apartment found within the highly prized Drayton Garden Village development exceptionally well placed being just over half a mile from West Drayton Station (Elizabeth Line). This impressive apartment epitomises modern living with stylish interiors throughout whilst also offering 733 sq.ft of light filled accommodation. This consists of a hallway, 25ft x 11ft open plan kitchen/dining/living room, utility cupboard, 16ft second bedroom, storage cupboard, sublime family bathroom suite, master bedroom complete with fitted wardrobe and finished off with an attractive en-suite shower room.

Second floor apartment

Two bedrooms

Two bathrooms

Fantastic condition throughout

25ft x 11ft Kitchen/Dining/Living room

733 sq. ft.

Private balcony & communal gardens

Lift access

Gated, secure parking for one car

0.6 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 development and block benefit from well tended communal gardens and there is a secure allocated parking space for one car which is undercroft and gated. The apartment further benefits from a private balcony which is accessible from the living room.

Location

Clovelly Court is a modern apartment block situated on the much sought after Drayton Garden Village Development which is arguably West Drayton's most popular development. It is located just a short distance from West Drayton High Street with its range of independent shops, restaurants and good transport links via various bus routes and the Train Station providing fast and frequent train access in and out of London via the superb Elizabeth Line. Heathrow Airport, Stockley Business Park and the M4 are all within easy reach.



Schools:

West Drayton Academy 0.2 miles
Cherry Lane Primary School 0.6 miles
St Catherine Catholic Primary School 0.7 miles



Train:

West Drayton Station 0.6 miles
Hayes & Harlington Station 1.7 miles
Iver Station 2.0 miles



Car:

M4, A40, M25, M40



Council Tax Band:

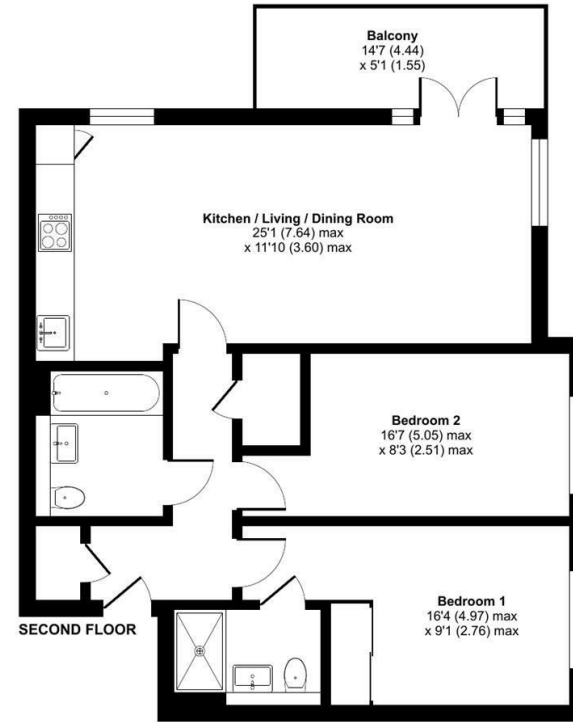
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(Distances are straight line measurements from centre of postcode)



Wintergreen Boulevard, West Drayton, UB7

Approximate Area = 733 sq ft / 68 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Coopers. REF: 1177687



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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		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		
England & Wales		84	84

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.