

4a Garnet Place

West Drayton • • UB7 7GF
Offers In Excess Of: £400,000



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Located moments from West Drayton Train Station is this spacious two bedroom, second floor apartment set within the premium, Padcroft development boasting beautifully landscaped gardens and communal spaces, all designed to create maximum fluidity and ease. This contemporary apartment is finished to the highest specification whilst being generously proportioned set across 829 sq.ft.

829 sq.ft

Two bedroom apartment

Second floor

Balcony overlooking the communal gardens

Fantastic condition throughout

High specification

Gated, undercroft parking

Built in 2020 with new build warranty remaining

Premium development with ample benefits

Moments from the 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

The accommodation comprises of entrance hallway, utility cupboard, exquisite open plan kitchen/dining/living room stretching to 24ft x 13ft with state of the art appliances & balcony access, 11ft double second bedroom, storage cupboard, spacious family bathroom, 21ft master bedroom with the benefit of fitted wardrobes and en-suite bathroom.

Outside

The apartment benefits from a balcony accessible from the living room and overlooks the spacious and well tended communal garden, gated undercroft parking for one car and on-site bike storage.

Location

Broughton Court is a ultra modern apartment building situated on the highly prized Padcroft Development, located just a short walk from West Drayton High Street with its range of independent shops, restaurants and fantastic transport links via various bus routes and the mainline station (Elizabeth Line) providing fast and frequent train access in and out of London. Heathrow Airport, Stockley Business Park and the M4 are all within easy reach.



Schools:

St Matthew's CofE Primary School 0.2 miles
St Catherine Catholic Primary School 0.4 miles
Rabbsfarm Primary School 0.5 miles



Train:

West Drayton Station 0.1 miles
Iver Station 1.4 miles
Hayes & Harlington 2.4 miles



Car:

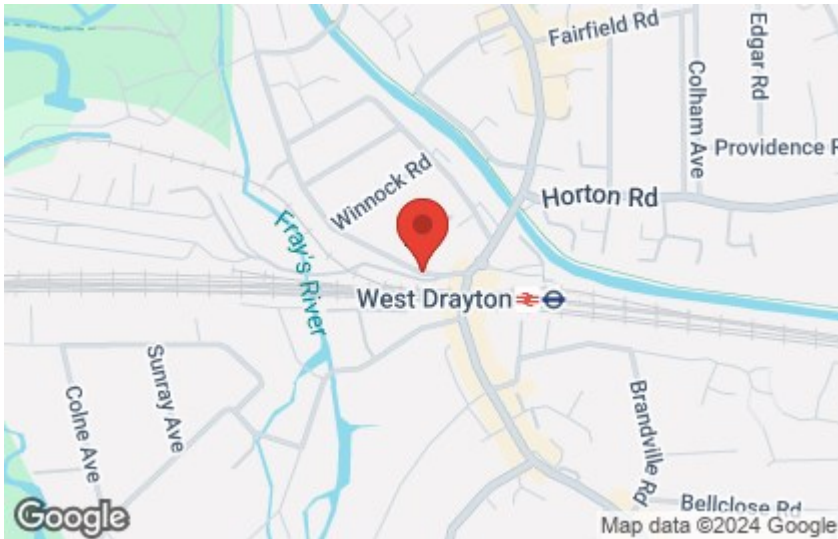
M4, A40, M25, M40



Council Tax Band:

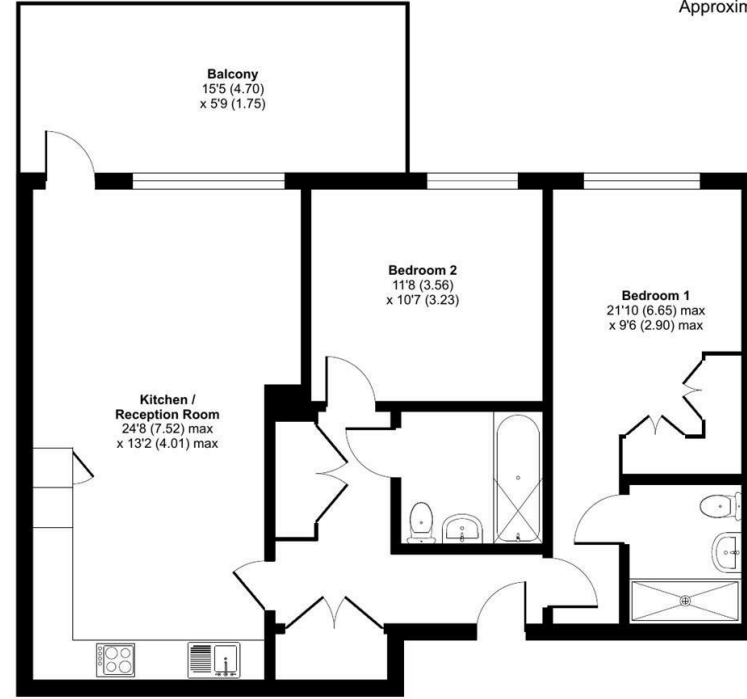
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(Distances are straight line measurements from centre of postcode)



Broughton Court, Garnet Place, West Drayton, UB7

Approximate Area = 829 sq ft / 77 sq m
For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Coopers. REF: 1181121

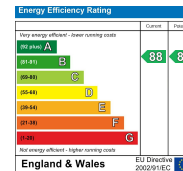


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