

# Constabulary Close

West Drayton • Middlesex • UB7 7GE

Offers In Excess Of: £370,000



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est 1986

# Constabulary Close

West Drayton • Middlesex • UB7 7GE

Set within a ultra modern, gated and private development is this spacious two bedroom, two bathroom first floor apartment. The property is presented in show home condition and uniquely benefits from being Share of Freehold. With accommodation consisting of entrance hallway, storage cupboard, boiler cupboard, light filled 21ft x 17ft open plan living/dining room with fitted kitchen, 15ft second bedroom, 15ft master bedroom with en-suite and lastly the family bathroom.

Share of freehold

Two bedroom apartment

Two bathrooms

First floor

Double balcony accessible from two rooms

Show home condition

Two lifts situated within the block

Undercroft parking for 1 car

Gated development constructed in 2018

Within easy reach of West Drayton Train Station

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

There is an allocated undercroft parking space for one car. The development also enjoys well tended communal gardens and the apartment benefits from a large double balcony accessible from the living room and second bedroom.

### Location

Constabulary Close is a modern, gated development which is completely private and is exceptionally well placed within a leafy enclave that creates a tranquil retreat whilst being only moments from the High Street. West Drayton station is just a short walk away, having excellent transport connections into London 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.



West Drayton Primary School 0.4 miles  
Cherry Lane Primary School 0.6 miles  
St Catherine Catholic Primary School 0.8 miles



West Drayton Train Station 0.7 miles  
Iver Train Station 2.3 miles  
Hayes & Harlington 2.7 miles



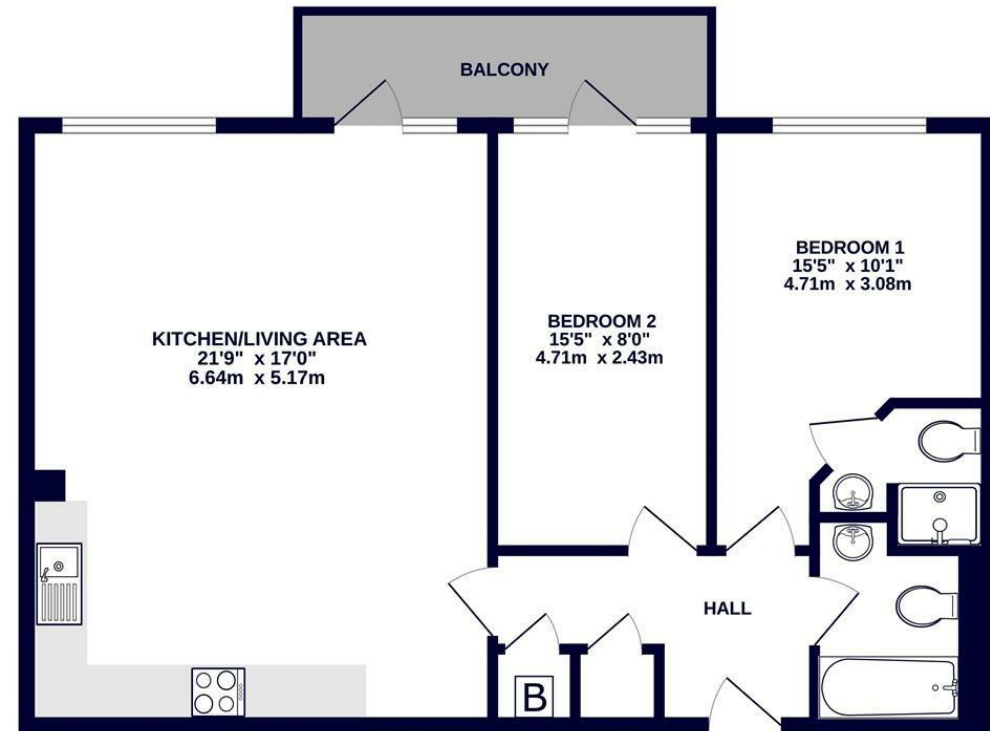
M4, A40, M25, M40



D



1ST FLOOR  
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.2 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	Plan
Very energy efficient - lower running costs			
92 (plus) <b>A</b>			
81-91 <b>B</b>			
69-80 <b>C</b>		86	
55-68 <b>D</b>			
39-54 <b>E</b>			
21-38 <b>F</b>			
1-20 <b>G</b>			
Not energy efficient - higher running costs			

**England & Wales**

EU Directive  
applies from 2018

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.