

# Spring Promenade

West Drayton • • UB7 9GL

Guide Price: £215,000



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West Drayton • • UB7 9GL

An outstanding, modern ground floor studio flat offered to the market in fantastic condition and found on the sought after Drayton Garden Village development. This delightful flat has been redecorated throughout offering a modern 9ft fitted kitchen, attractive shower room, ample storage, hallway, a 15ft partitioned bedroom and the spacious 13ft reception room area. The property is ideal for those looking to take their first step on the property ladder as well as the savvy investor.

Studio apartment

Private front door

429 sq.ft

Renovated throughout

Spacious reception room with partitioned bedroom

Modern shower room

One allocated parking space

Sought after development

On site amenities

0.6 miles from 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

The property has one allocated parking space situated directly outside, there is also well tended communal gardens within the development as well as on site amenities.

### Location

Hampstead House 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 0.3 miles  
Cherry Lane Primary School 0.6 miles  
Laurel Lane Primary School 0.8 miles



### Train:

West Drayton 0.6 miles  
Hayes & Harlington 1.7 miles  
Iver 2.1 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

C

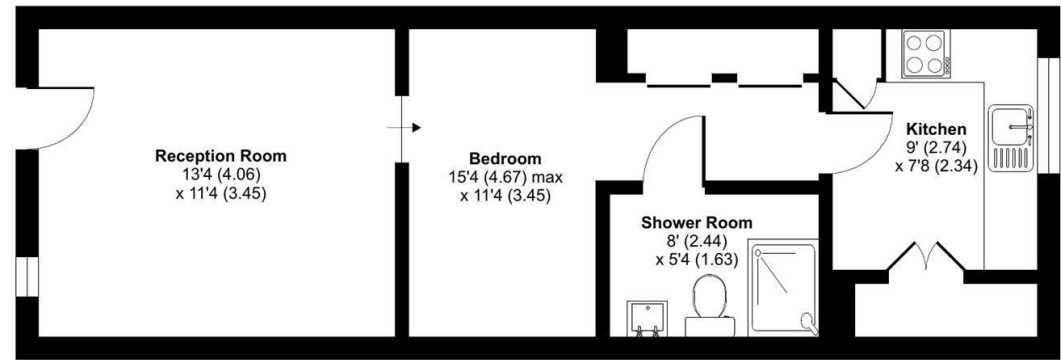
(Distances are straight line measurements from centre of postcode)



## Spring Promenade, West Drayton, UB7

Approximate Area = 429 sq ft / 39.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Coopers. REF: 1195492



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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 | 67      | 67     |
| Below average energy efficiency - higher running costs | D |         |        |
| Energy inefficient - higher running costs              | E |         |        |
| Very energy inefficient - higher running costs         | F |         |        |
| Worst energy efficiency - highest running costs        | G |         |        |

England & Wales  
EPC Directive  
2002/91/EC

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.

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