

# 97 High Street

West Drayton • • UB7 7GJ

Guide Price: £280,000



coopers  
est 1986

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This delightful property boasts one reception room, one cosy bedroom, and a well-appointed bathroom, making it the perfect retreat for a single professional or a couple. Situated in a prime location, this apartment offers the convenience of being close to the station, ideal for those who commute or enjoy exploring the city. The allocated parking space which is gated provides security and peace of mind for your vehicle. Step inside to discover a home that is in exceptional condition throughout, offering a modern and stylish living space. Whether you are relaxing in the reception room, preparing a meal in the well-equipped kitchen, or unwinding in the bedroom, this apartment exudes warmth and comfort.

One bedroom

Top floor

Great condition throughout

One allocated parking space

19ft Kitchen/living area

Close to train station (Elizabeth)

Ideal for first time buyers

11ft Bedroom

Fitted kitchen

Modern development

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 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 and with the benefit of the Crossrail network. 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:**

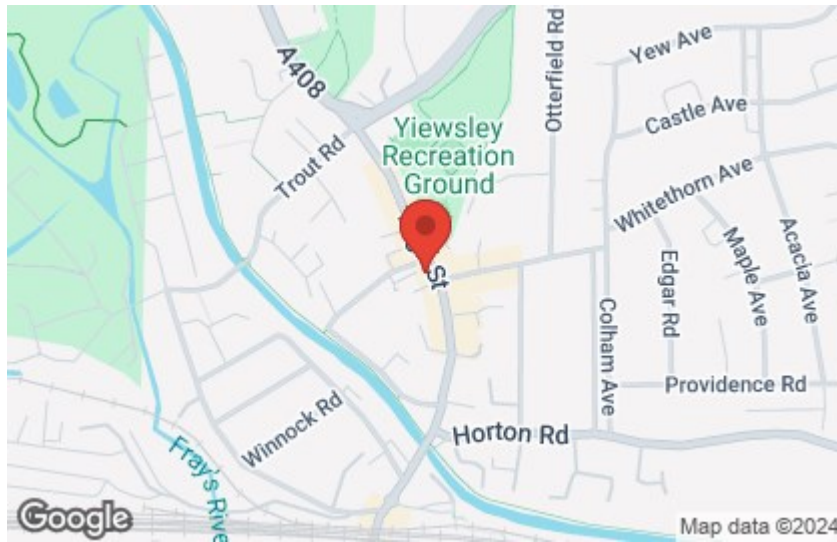
M4, A40, M25, M40



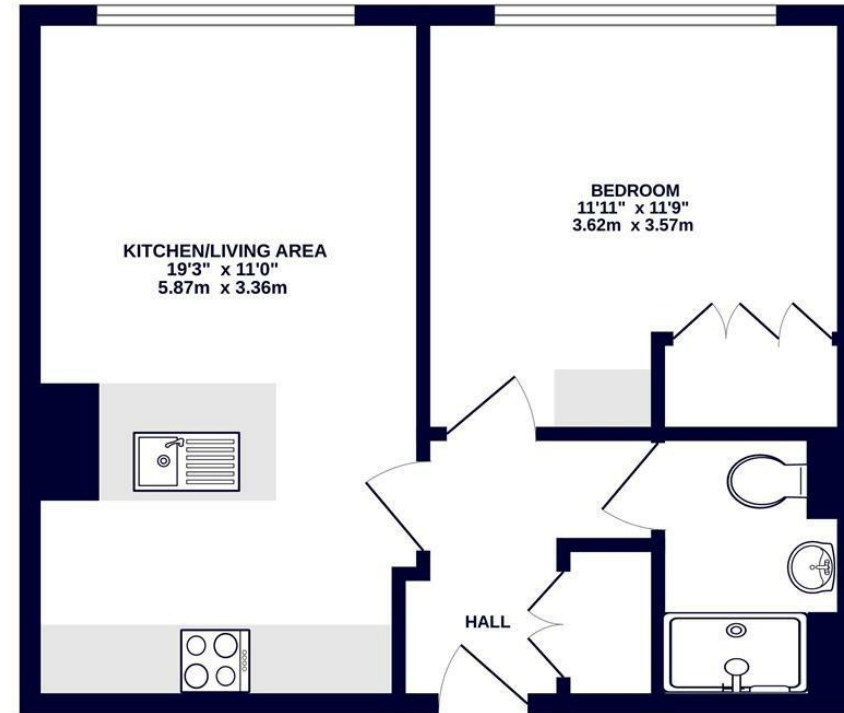
**Council Tax Band:**

C

(Distances are straight line measurements from centre of postcode)



**GROUND FLOOR**  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 432 sq.ft. (40.1 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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**CoopersResidential.co.uk**

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	78	78
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - 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.