

# 4 Garnet Place

West Drayton • • UB7 7GF  
Offers In Excess Of: £360,000



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Perfectly placed in the heart of West Drayton is this stylish two bedroom, second floor apartment set within 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 770 sq.ft and further benefits from a large balcony and no onward chain. The Padcroft development creates a feeling of relaxed luxury and benefits from serene walkways, on-site cycle stores and undercroft parking.

- Sought after development moments from the Train Station

Second floor apartment

Lift access

Two double bedrooms

Two bathrooms

Ultra modern specification

770 sq.ft

Spacious balcony

Communal gardens

No chain

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 apartment benefits from a large balcony accessible from the living room, on-site bike storage, communal gardens and gated, undercroft parking for one car.

### Location

Croxley 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



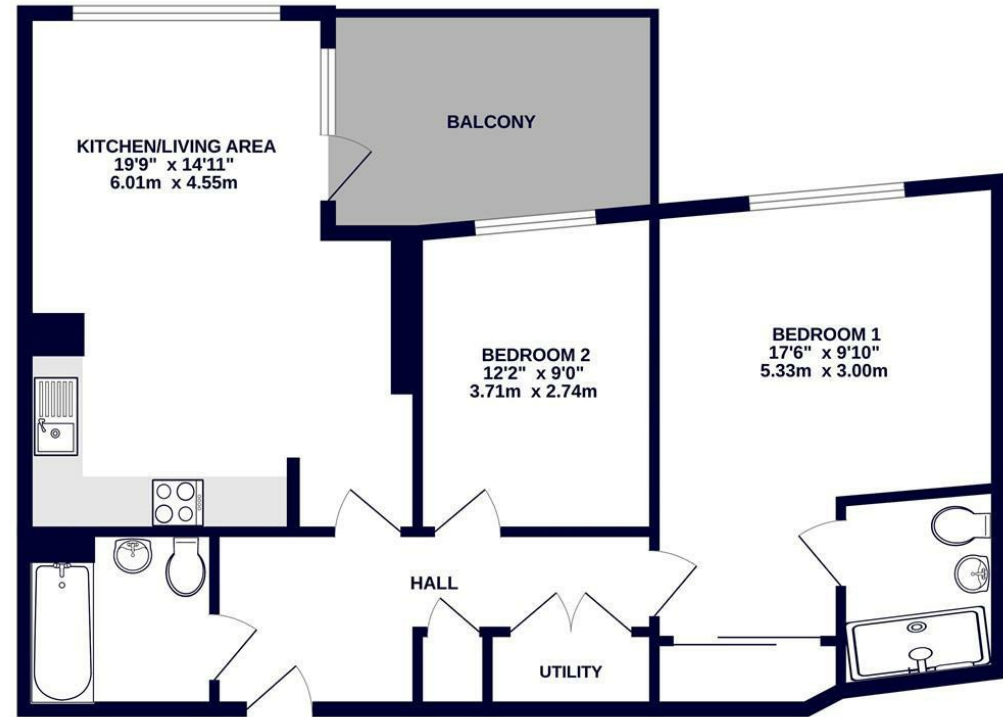
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



## 2ND FLOOR 770 sq.ft. (71.5 sq.m.) approx.



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TOTAL FLOOR AREA : 770 sq.ft. (71.5 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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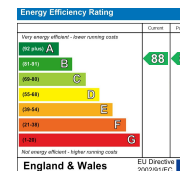
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