

# Warwick Road

West Drayton • • UB7 9BS  
Offers In Excess Of: £270,000



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West Drayton • • UB7 9BS

Offered to the market with the added benefit of no further chain is this expansive, one bedroom first floor apartment found on a rarely available modern development, Kitchener House, just moments from the train station (Elizabeth Line) making it ideal for those needing to commute in to London. The apartment uniquely reaches an imposing 640 sq.ft.

No chain

First floor apartment

One bedroom

Built in 2017 with building warranty remaining

Modern living

640 sq.ft

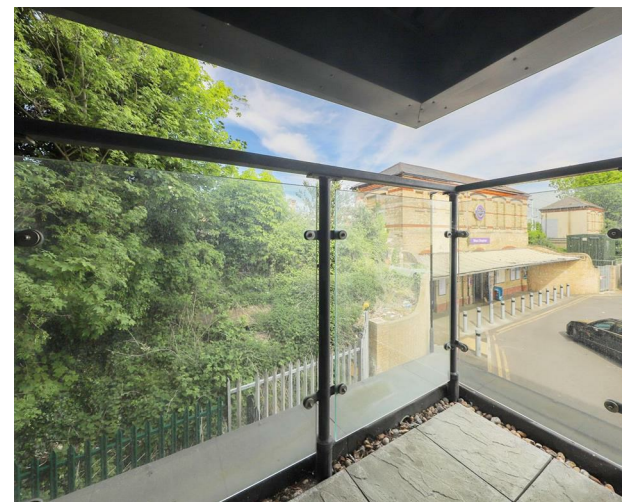
Fantastic condition throughout

Balcony

Gated, undercroft parking

Moments from the 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**

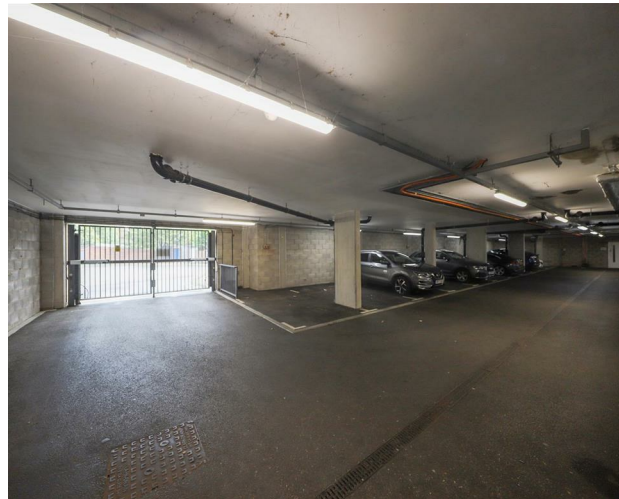
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### **Outside**

The property benefits from a spacious balcony, accessible from the living room. There is the further benefit of an allocated parking space located within the gated and undercroft car park.

### **Location**

Kitchener House is a modern apartment block constructed in 2017 and is exceptionally well placed being found literally moments from West Drayton train station (Elizabeth Line) as well as the high street with its variety of independent shops and eateries. Heathrow Airport, Stockley Business Park and Uxbridge Town can also be found within easy reach.





### Schools:

St Matthew's CofE Primary School 0.2 miles  
 West Drayton Primary School 0.4 miles  
 St Catherine Catholic Primary School 0.4 miles



### Train:

West Drayton Station 0.0 miles  
 Iver Station 1.5 miles  
 Hayes & Harlington Station 2.3 miles



### Car:

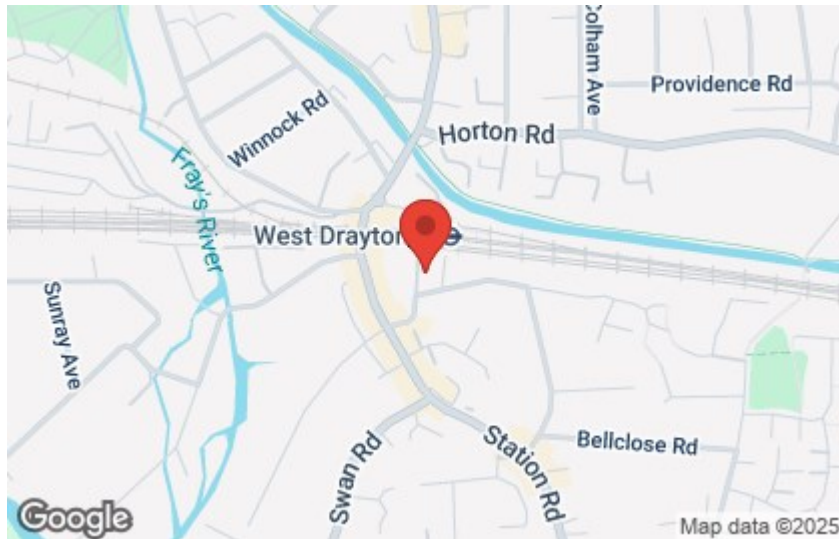
M4, A40, M25, M40



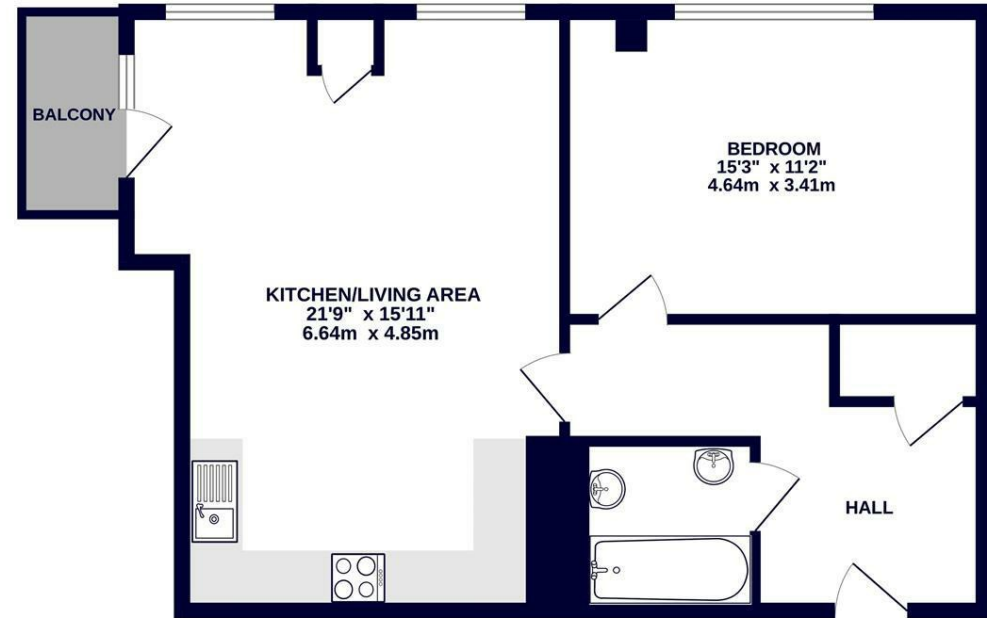
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



1ST FLOOR  
 640 sq.ft. (59.5 sq.m.) approx.



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TOTAL FLOOR AREA : 640 sq.ft. (59.5 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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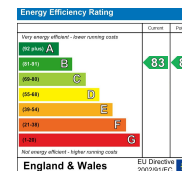
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