

# Wren Drive

West Drayton • • UB7 7NR

Guide Price: £275,000



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A delightful two bedroom, two bathroom first floor apartment situated on this stunning riverside development. This light filled apartment would make an ideal purchase as it has the convenience of no chain, perfect for those looking to take their first step on the property ladder whilst also representing a sound investment prospect.

No chain

First floor apartment

Two bedrooms

Two bathrooms

631 sq.ft

Open living space with separate kitchen

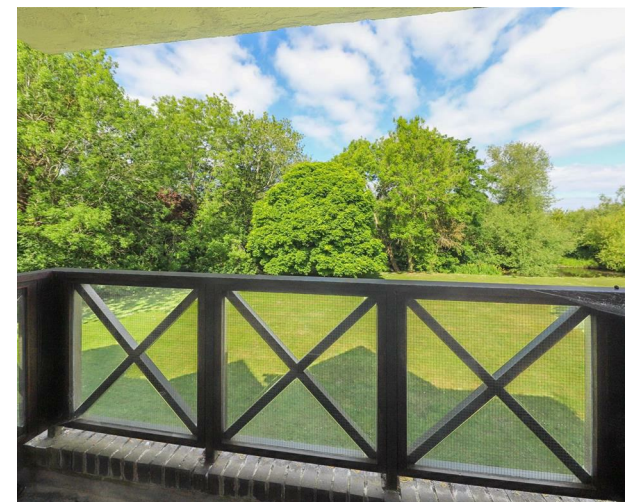
Balcony with stunning views

Allocated parking

Popular waterside development

0.5 miles from the 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

The 631sq.ft of accommodation on offer consists of hallway, 9ft second bedroom, master bedroom with the benefits of fitted wardrobe and en-suite shower room, spacious living/dining room with access to the balcony, modern fitted kitchen and the family bathroom.

### Outside

The apartment enjoys its own private balcony which is accessible from the living room with views of the stunning communal grounds that side onto the river Colne. There is also an allocated parking space for one car as well as visitor parking spots available.

### Location

Wren Drive is a luxury waterside development located close to the Green whilst also being only a short distance from West Drayton High Street with its range of independent shops, cafes & restaurants. The area has fantastic public transport links via various bus routes and the train station with the benefit of the Elizabeth Line. Stockley Business Park and Heathrow Airport and the M4 motorway are all within easy reach.





### Schools:

St Catherine Catholic Primary School 0.1 miles  
 Laurel Lane Primary School 0.4 miles  
 St Martin's Church of England Primary School 0.5 miles



### Train:

West Drayton Station 0.5 miles  
 Iver Station 1.2 miles  
 Heathrow Terminal 5 Station 2.4 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

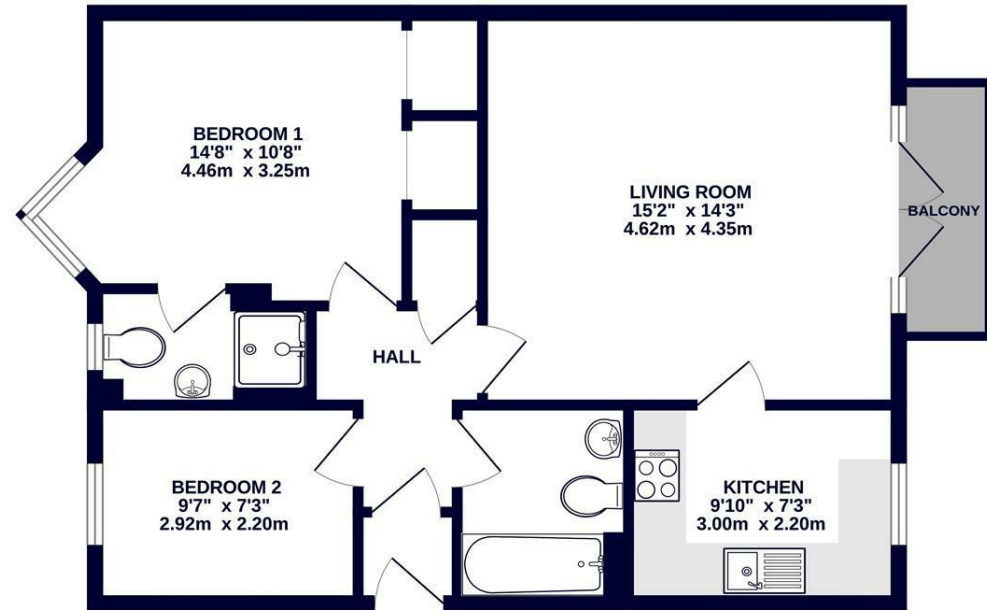
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(Distances are straight line measurements from centre of postcode)



## 1ST FLOOR

631 sq.ft. (58.6 sq.m.) approx.



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TOTAL FLOOR AREA : 631 sq.ft. (58.6 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		
Very energy efficient - lower running costs	Current	Target
A++ (10-15%)		
A+ (15-20%)		
A (20-25%)		
B (25-30%)		
C (30-35%)		
D (35-40%)		
E (40-45%)		
F (45-50%)		
G (50-55%)		
Not energy efficient - higher running costs		
England & Wales		
EU 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.