

# 3 Wintergreen Boulevard

West Drayton • • UB7 9FQ  
Offers In Excess Of: £350,000



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West Drayton • • UB7 9FQ

Situated in a premium position within the highly prized Drayton Garden Village development is this first floor two bedroom, two bathroom apartment.

The property is presented in fantastic decorative order throughout with modern interiors making this an ideal purchase for first time buyers. The accommodation on offer consists of entrance hallway, utility cupboard, a spacious open plan 19ft x 14ft kitchen/living/dining room with access to the large balcony, two double bedrooms, master with the addition of an en-suite shower room and there is also the attractive family bathroom suite.

First floor apartment

Lift within the block

Two double bedrooms

Two bathrooms

736 sq.ft

Exceptional condition

Gated, allocated parking

Ample communal grounds

Popular development

0.6 miles from West Drayton 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

There is a sizeable balcony which is accessible from the living room with fantastic views of the grounds the development has to offer. The block also benefits from a first floor communal roof terrace. There is an allocated parking space with the benefit of being gated and secure.

### Location

Kew Apartments is a modern apartment block situated on the much sought after Drayton Garden Village Development, located within a 10 minute walk from West Drayton High Street with its range of independent shops, restaurants and good 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:

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



### Train:

West Drayton 0.6 miles  
 Hayes & Harlington 1.8 miles  
 Iver 2.0 miles



### Car:

M4, A40, M25, M40



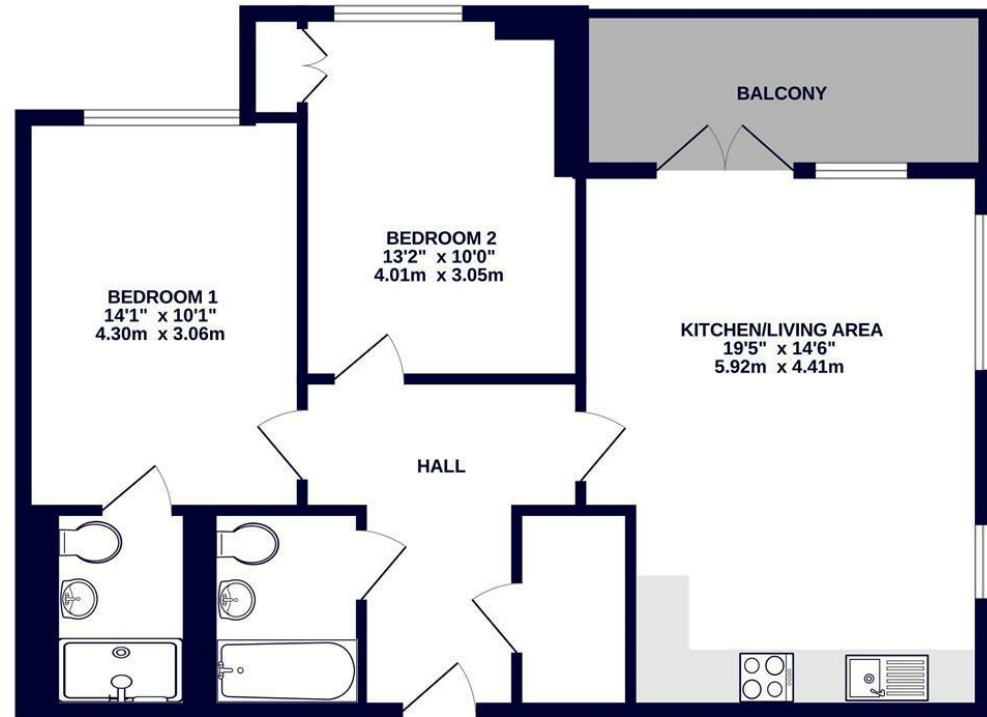
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



## FIRST FLOOR 736 sq.ft. (68.4 sq.m.) approx.



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TOTAL FLOOR AREA: 736 sq.ft. (68.4 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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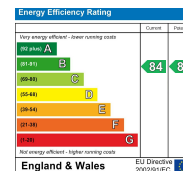
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01895 459 950

1 Tavistock Road, West Drayton,  
 Middlesex, UB7 7QT

westdrayton@coopersresidential.co.uk

CoopersResidential.co.uk



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