

Wraysbury Drive

West Drayton • • UB7 7FJ
Offers In Excess Of: £280,000



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A contemporary and stylish two bedroom, executive third floor apartment that has been kept immaculately throughout. Being top floor gives the property the advantage of a ultra scenic view overlooking the grand union canal and is brought to the market with the advantage of no chain.

No chain

Top floor

Two bedroom apartment

686 sq.ft

Scenic waterfront views

Delightful condition

Lift access

Balcony

Vast, Greenbelt land on site

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

Once inside the light and airy tones can be fully embraced and the relaxed modern feel becomes apparent with the accommodation consisting of a 21ft dual aspect kitchen/living room, two double bedrooms, a stunning bathroom suite and ample storage.

Outside

Doors from the living room open on to a spacious, private balcony with the advantage of overlooking the grand union canal. There is also an allocated parking space for one car.

Location

Heron House can be found within this incredibly sought after modern development, Wraysbury Drive which is a luxury development benefiting from open greenbelt land, parks, river views and a lake setting it apart from any other locally. All this can be found within a short walk of West Drayton High Street with its variety of shops and train station with the benefit of the Elizabeth Line. Heathrow Airport, Stockley Park and the M4 with its links to London and The Home Counties are all a short drive away.



Schools:

The Young Peoples Academy 0.3 miles
 Rabbsfarm Primary School 0.4 miles
 St Catherine Catholic Primary School 0.6 miles



Train:

West Drayton 0.4 miles
 Iver 1.3 miles
 Uxbridge 2.2 miles



Car:

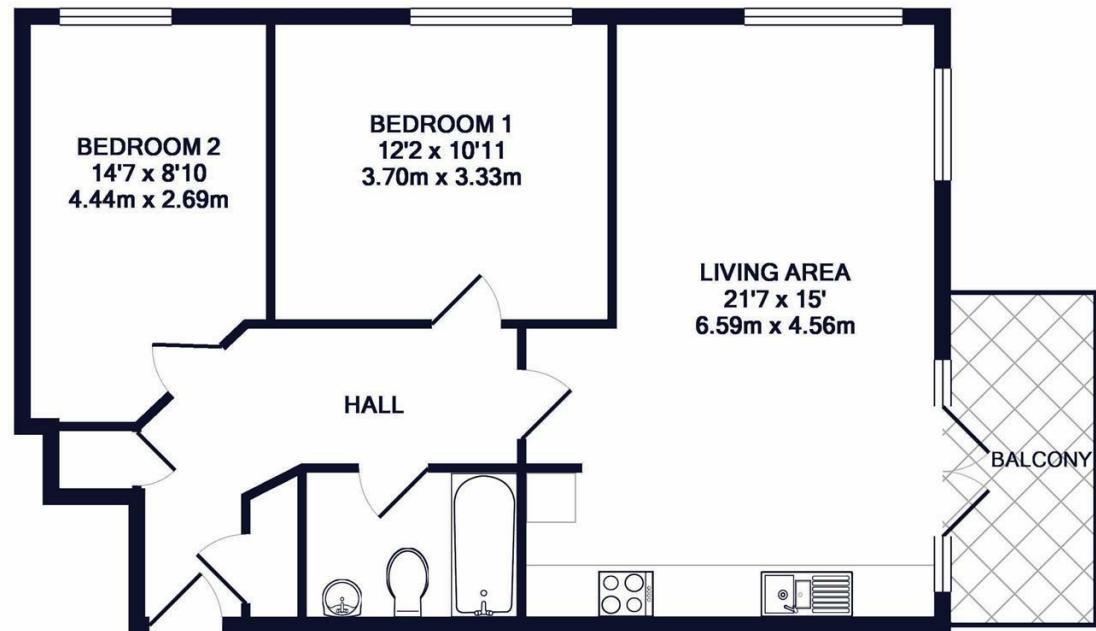
M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



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TOTAL APPROX. FLOOR AREA 686 SQ.FT. (63.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	
	Current
Very energy efficient - lower running costs	
98-100 A	
95-99 B	
90-89 C	
85-80 D	
80-70 E	
70-60 F	
60-50 G	
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

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.