

# 2 Wintergreen Boulevard

West Drayton • • UB7 9GJ  
Offers In Excess Of: £240,000



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est 1986

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Found within the sought after development of Drayton Garden Village, this one bedroom top floor apartment is brought to the market in fantastic decorative order making it an opportunity not to be missed. The 527 sq.ft of accommodation consists of entrance hall, utility cupboard, expansive 22ft open plan Kitchen/Dining/Living room, 14ft bedroom with the benefit of fitted wardrobes and lastly the sublime bathroom suite.

One bedroom apartment

Top floor

Lift access

527 sq.ft

14ft bedroom with fitted wardrobe

Fantastic condition throughout

Balcony

Over 900 year lease

Allocated parking

0.6 miles 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 enjoys the benefit of a private balcony accessible from the living room as well as allocated parking for one car. The block boasts a fantastic and well tended internal communal garden which is accessible from the first floor.

### Location

Brecon Lodge is a modern apartment block situated on the much sought after Drayton Garden Village Development, located just a short distance 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:

West Drayton Academy 0.2 miles  
Cherry Lane Primary School 0.5 miles  
Laurel Lane Primary School 0.7 miles



### Train:

West Drayton 0.6 miles  
Hayes & Harlington 1.7 miles  
Iver 2.0 miles



### Car:

M4, A40, M25, M40



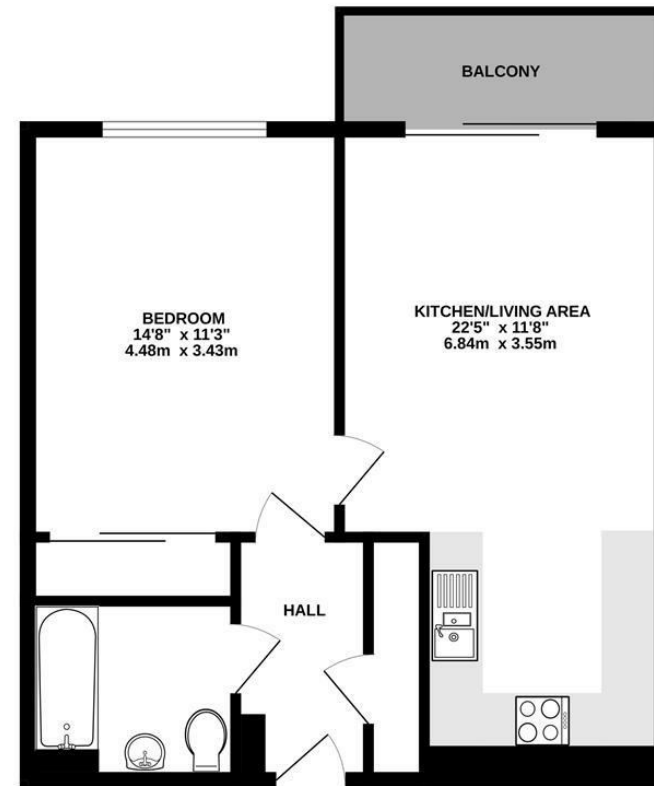
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



3RD FLOOR  
527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 527 sq.ft. (48.9 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.  
Made with Metreplan 12/2025

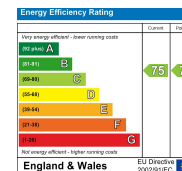
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