

Kiln Lodge

West Drayton • Middlesex • UB7 7FW
Offers In Excess Of: £320,000



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est 1986

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Situated within a highly sought-after canal side development, this exceptionally spacious first-floor apartment offers two generous double bedrooms and is presented to the market with no onward chain. Boasting a large private balcony, gated allocated parking, and beautifully landscaped communal gardens, this property presents a rare opportunity not to be missed.

No chain

First floor apartment

Two double bedrooms

Two bathrooms

756 sq.ft

Open plan living

Balcony

Gated parking

Sought after canal side development

0.3 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

Upon entering this sleek and modern apartment, you're immediately welcomed by a spacious entrance hall that sets the tone for the open and accessible layout throughout. The first door on the left leads to the contemporary main bathroom, finished with modern fixtures that complement the overall aesthetic of the property. Continuing down the hall, directly ahead lies the generously sized master bedroom, measuring 14ft 3in wide, complete with its own en suite featuring a fitted shower. The second bedroom, accessed through the third door on the left, is also impressively proportioned, stretching over 12ft in length. At the end of the hall, you're drawn into the main open-plan living area, where a stylish kitchen overlooks a bright, thoughtfully arranged seating space measuring 19ft. The apartment also offers ample storage, including fitted wardrobes and abundant cabinetry throughout.

Outside

The apartment benefits from a large private balcony accessible from the living room with views of the stunning communal gardens, with seating and a childrens play area. There is the further advantage of an allocated parking space found within the gated car park. There are also an array of visitor spaces.

Location

Kiln Lodge is a modern apartment block located within a short walk of West Drayton High Street with its variety of shops including Tesco & Aldi superstores (located next door) and the Train station, benefitting from the popular Elizabeth Line providing fast and frequent access into London. Reaching Paddington in 25 minutes and Canary Wharf in 50 minutes. Heathrow Airport, Stockley Park and the M4 with its links to London and The Home Counties are all a short drive away.



Schools:

St Matthew's CofE Primary School 0.2 miles
 Rabbsfarm Primary School 0.3 miles
 St Catherine Catholic Primary School 0.6 miles



Train:

West Drayton Station 0.3 miles
 Iver Station 1.3 miles
 Uxbridge Station 2.2 miles



Car:

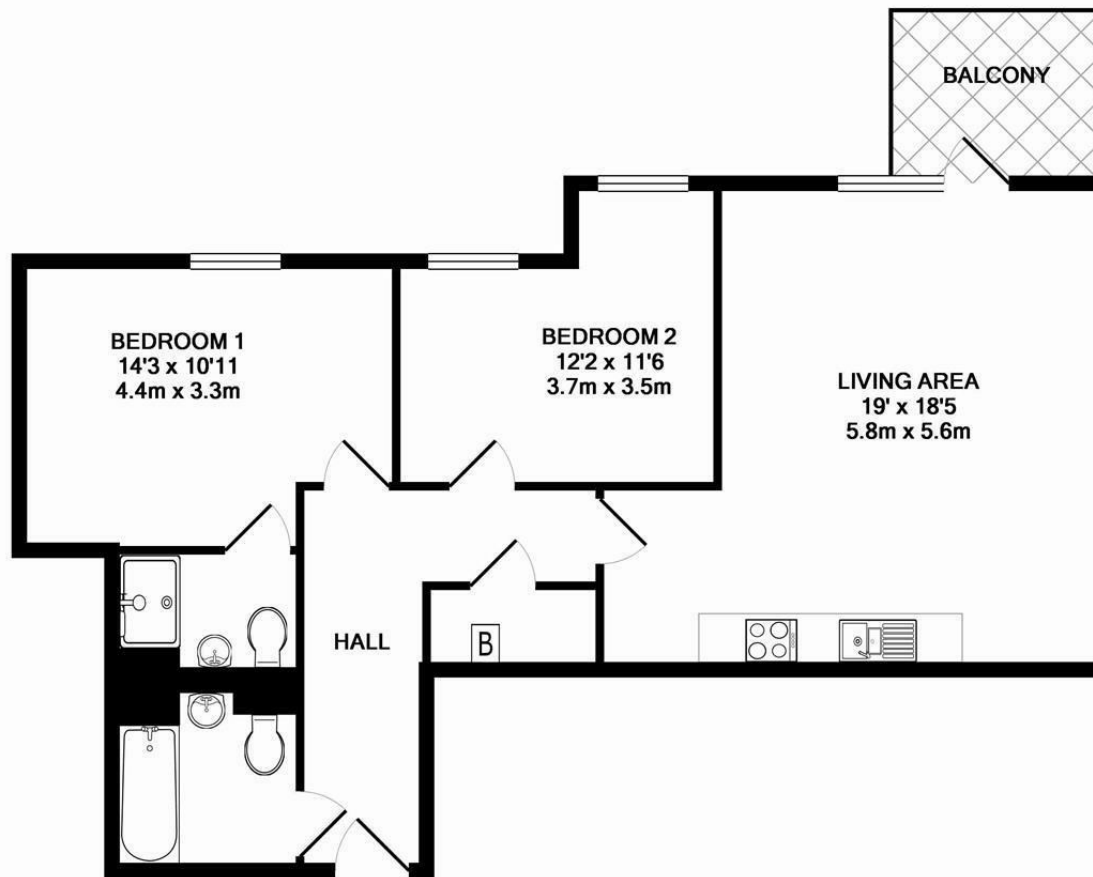
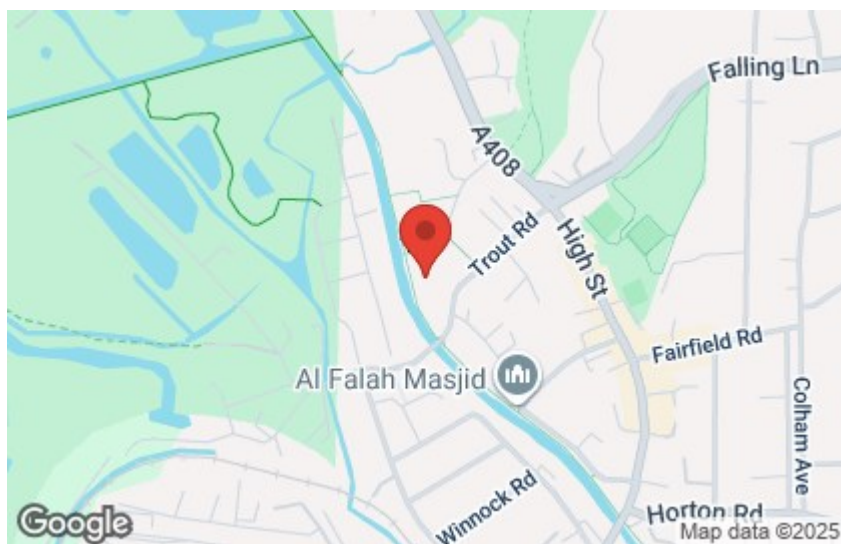
M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



TOTAL APPROX. FLOOR AREA 756 SQ.FT. (70.2 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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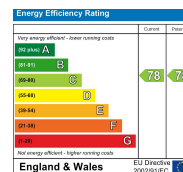
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