

Warwick Road

West Drayton • • UB7 9BS
Offers In Excess Of: £270,000



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Offered to the market with the added benefit of no further chain is this expansive, one bedroom first floor apartment found on a rarely available modern development, Kitchener House, just moments from the train station (Elizabeth Line) making it ideal for those needing to commute in to London. The apartment uniquely reaches an imposing 640 sq.ft.

No chain

First floor apartment

One bedroom

Built in 2017 with building warranty remaining

Modern living

640 sq.ft

Fantastic condition throughout

Balcony

Gated, undercroft parking

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

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Outside

The property benefits from a spacious balcony, accessible from the living room. There is the further benefit of an allocated parking space located within the gated and undercroft car park.

Location

Kitchener House is a modern apartment block constructed in 2017 and is exceptionally well placed being found literally moments from West Drayton train station (Elizabeth Line) as well as the high street with its variety of independent shops and eateries. Heathrow Airport, Stockley Business Park and Uxbridge Town can also be found within easy reach.



Schools:

St Matthew's CofE Primary School 0.2 miles
 West Drayton Primary School 0.4 miles
 St Catherine Catholic Primary School 0.4 miles



Train:

West Drayton Station 0.0 miles
 Iver Station 1.5 miles
 Hayes & Harlington Station 2.3 miles



Car:

M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



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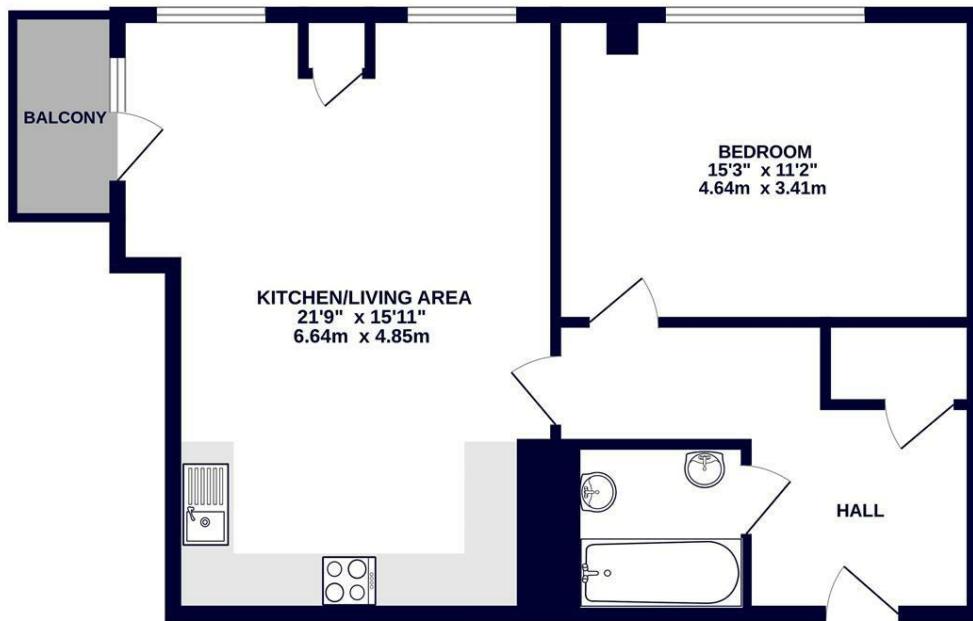
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Middlesex, UB7 7QT

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CoopersResidential.co.uk

1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.



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TOTAL FLOOR AREA : 640 sq.ft. (59.5 sq.m.) approx.

Whilst every reasonable care has been made to ensure the accuracy of the information contained in these particulars, we do not warrant that all measurements, areas, locations and other items of information are correct. 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 can be given as to their operability or efficiency can be given.

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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
99-100 A	83
90-91 B	83
80-81 C	
70-79 D	
60-69 E	
50-49 F	
40-39 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.