

# Flat 28

Kew Apartments  
Wintergreen Boulevard  
West Drayton  
Middlesex  
UB7 9FQ

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**RWHITLEY**  
Est. 1938 & CO

# Guide Price £279,950



- Ground Floor Apartment
- One Double Bedroom
- Spacious Open Plan Living Area
- Fitted Kitchen with Integrated Appliances
- Private Terrace
- Double Glazing
- Allocated Parking Space
- Communal Garden

## DESCRIPTION

Located in the sought after and exclusive 'Drayton Garden Village' development, which provides fantastic convenience for London commuters requiring access to the Elizabeth Line. This spacious one bedroom ground floor apartment enjoys its own private terrace and has approximately 518 sq ft of well planned accommodation making it the perfect first home or buy to let investment. Situated within walking distance of the town centre, the property comprises a generous open plan 26'3 x 10'11 living space with door opening out onto a private terrace and a kitchen area fitted with a comprehensive range of grey high gloss units (with integrated oven, hob, fridge/freezer and dishwasher), main bedroom measuring 13'4 x 11'9 boasting a fitted wardrobe and door out to the private terrace, and a luxury bathroom. There is also a

handy storage cupboard adjacent the flat entrance which houses plumbing for a washing machine.

## HEATING

The radiator system is served by a communal district boiler which also provides the domestic hot water.

## WINDOWS

UPVC double glazed sealed unit windows.

## SERVICES

Mains electricity, water and drainage.

## OUTSIDE

Private paved terrace area accessed from the living room and bedroom.

Delightful area of communal gardens.

One allocated parking space.

## LOCATION

Drayton Garden Village is situated within walking distance of the town centre with Elizabeth Line. Local shopping (including a Sainsbury's local), bus routes and schools are all within easy reach. London Heathrow Airport, the motorway network, Stockley Business Park and Uxbridge town centre are all within easy motoring distance.

## TENURE

We understand that the property is held on a lease term of 125 years from 01/01/2017 (116 years remaining).\*

## GROUND RENT

We understand that the ground rent currently payable is £420 per annum. The ground rent is next reviewed in 2030 and then each 5th anniversary thereafter in line with the Retail Price Index.\*

## SERVICE CHARGE

We understand the annual service charge payable is currently £1,447.47. There is also Buildings Insurance Premium payable, which for the current year is £441.13 per annum.\*

\* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

## COUNCIL TAX

We understand that the current council tax band is C.

## VIEWINGS

Strictly by appointment with R Whitley & Co

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





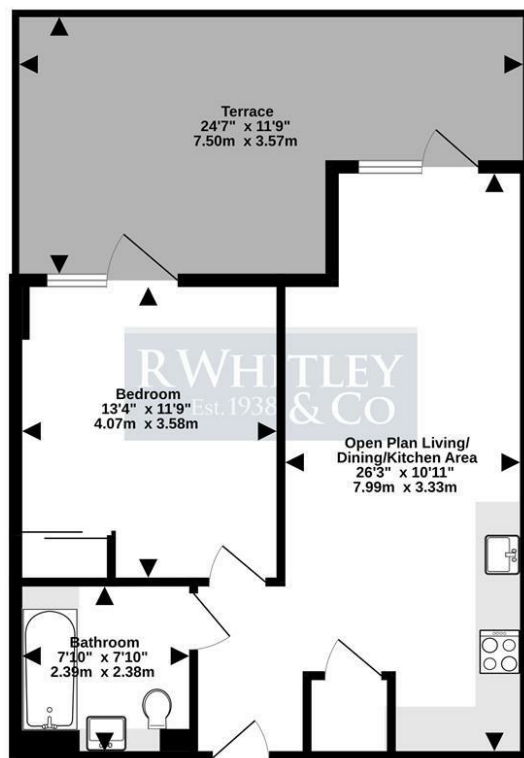








GROUND FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 518 sq.ft. (48.1 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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