

42

Garnet Place
West Drayton
Middlesex
UB7 7GF

RWHITLEY
Est. 1938 & CO

Guide Price £465,000



- Three Bedroom Penthouse Apartment
- Elevated Position
- Entertainer's Open Plan Living Space
- Two Spacious Balconies
- Luxury Bathroom & En Suite Shower Room
- Large Principal Bedroom
- Underfloor Heating
- Long Lease
- Secure Underground Parking Space
- No Onward Chain

DESCRIPTION
Positioned on the top floor of the exclusive 'Croxley Court', part of the highly regarded 'Garnet Place' development by the award-winning Redrow PLC, this beautifully appointed and immaculately maintained three-bedroom penthouse apartment enjoys an elevated position and has been cleverly designed to maximise natural light. Spanning approximately 927 sq ft, the apartment provides a seamless flow of contemporary living space that will appeal to even the most selective buyer.

Accessed via a secure communal entrance with video entry system and lift to all floors, the apartment opens into a large and welcoming hallway, complete with a built-in storage cupboard (plumbed for a washing machine). Stylish engineered oak finish flooring runs throughout the living areas and bedrooms, adding warmth and sophistication.

The spacious open-plan living space forms the heart of the home, combining a sleek, white gloss modern fitted kitchen with integrated appliances, a generous living and dining area, and direct access to two separate private balconies, ideal for entertaining or relaxing.

The principal bedroom (12'8 x 9'10) features a fitted wardrobe and an elegant en-suite shower room, while the second bedroom benefits from a storage cupboard and wardrobe. A third sensibly sized bedroom would accommodate a small double bed or would

make for an excellent study. There is also a contemporary main bathroom with high-quality finishes and attractive tiling.

WINDOWS
Fitted with double-glazed sealed unit windows throughout.

HEATING & HOT WATER
An underfloor heating system (excluding bathrooms which have heated towel rails) and domestic hot water are supplied by a communal district heating system.

COUNCIL TAX
The property falls within Council Tax Band D.

OUTSIDE
Both private balconies are accessed via the main living space and provide excellent outdoor areas to enjoy the view. Residents of Croxley Court also benefit from access to landscaped communal gardens and roof terraces, two of which-on the 1st and 7th floors-are reserved exclusively for Croxley Court residents.

This apartment includes a secure underground parking permit for one vehicle in the gated car park, which is equipped with electric vehicle charging points. The lift offers direct access between the car park and the apartment level (7th floor). Additionally, residents are entitled to up to 50 days of free visitor parking per year and have access to a communal bike store.

LOCATION
Croxley Court is conveniently located within walking distance of the town centre and the Elizabeth Line, providing fast links into Central London. A range of local shops, bus routes, and everyday amenities are close by. Heathrow Airport, the motorway network, Stockley Business Park, and Uxbridge town centre are all easily accessible by car.

TENURE
We understand that the property is held on a lease term of 999 years from 1st January 2018 (991 years remaining).*

GROUND RENT
We understand that the ground rent currently payable is £450 per annum. The ground rent is reviewed a total of 4 times on the following dates: 01/01/2033, 01/01/2048, 01/01/2063 and 01/01/2078. The increase is calculated proportionately to the increase in the Retail Price Index from the lease commencement date. *

SERVICE CHARGE
We understand that the annual service charge payable for the current year is £2,900 per annum.*

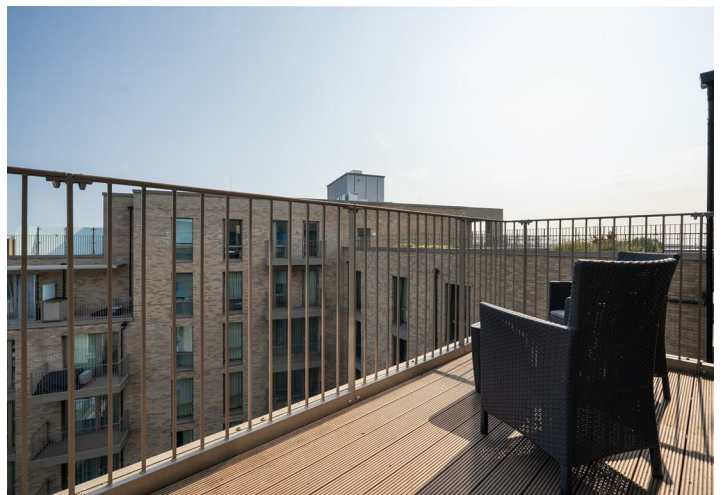
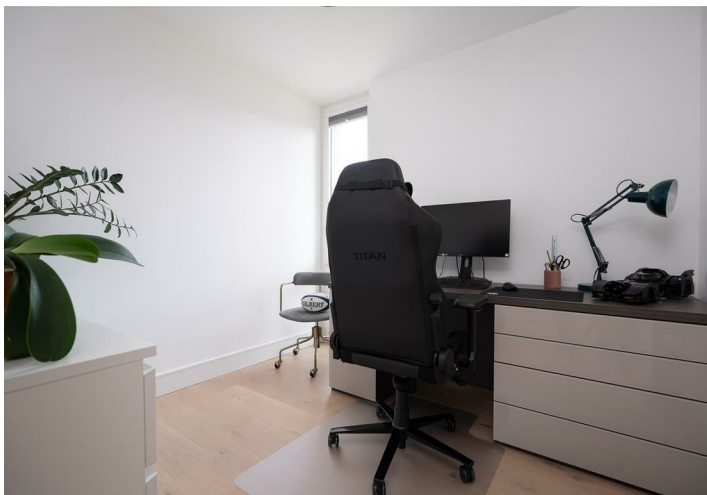
NOTE
* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

SERVICES
Mains electricity, water and drainage.

VIEWINGS
Strictly by appointment with R Whitley & Co.

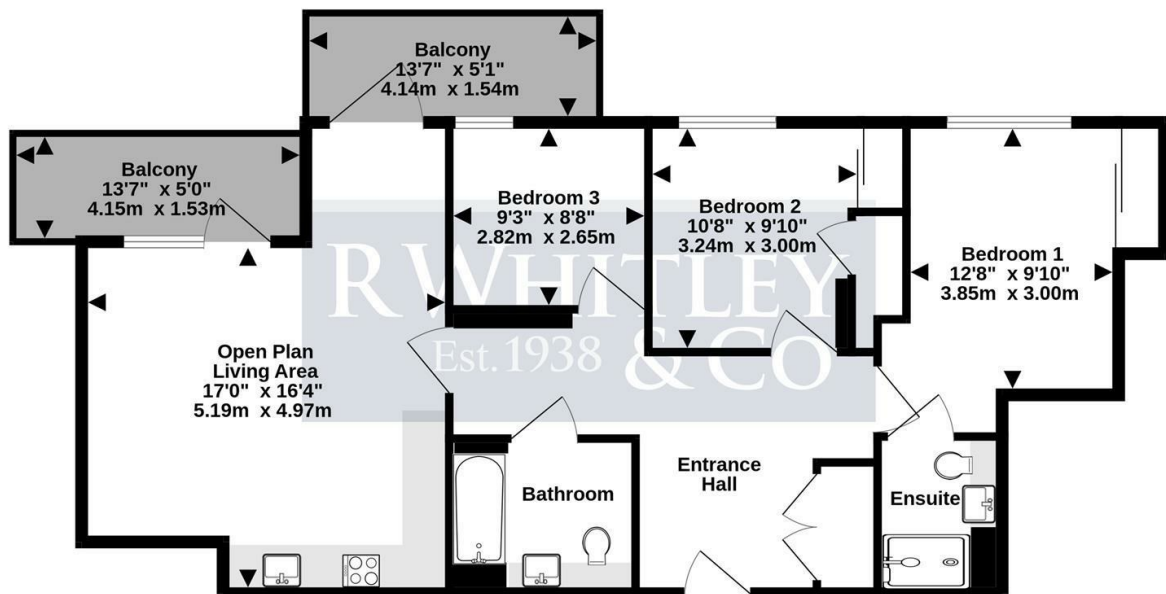
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







SEVENTH FLOOR
927 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 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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