

## Bentinck Road, West Drayton, UB7 7SG

- Superb canal side development
- Excellent investment potential
- Integrated appliances
- Large private rooftop balcony
- Great views
- Penthouse studio suite
- Short walk to West Drayton train station
- Allocated parking
- Double glazed
- Near Heathrow airport

**Asking Price £275,000**

### Description

A superb opportunity to purchase this penthouse studio suite in this superior canal side development. Embracing luxury living, this prime residence is a statement in innovative design and stylish contemporary finishes. The apartment also offers a fabulous rooftop garden with views and allocated parking, making this a prime investment opportunity. The development is adjacent to the West Drayton Main Line Train Station, giving convenient access to London Paddington.

### Accommodation

The accommodation briefly comprises of: living area/kitchen area, storage cupboard, shower room and private balcony with direct access to the rooftop gardens.

### Outside

Benefits from a huge private roof terrace which has direct access to the stunning communal rooftop gardens, convenient access to the West Drayton Mainline Train Station and allocated parking for one car.

### Situation

West Drayton's position on the western edge of the Capital means that it is superbly placed to access Central London with ease, with frequent services to London Paddington in less than 25 minutes from West Drayton's Mainline Station. The property is situated in one of the most popular locations and offers the convenience of an excellent local bus service which is accessed on the main road. The station is within walking distance which is due to benefit from the Elizabeth line and offers excellent access to London's Paddington. Other benefits include good access to West Drayton High street, Yiewsley and Uxbridge with their wide range of shopping facilities and amenities. There is also excellent access to Stockley Business Park, local bus routes, London International Heathrow Airport, M4, M40 and M25 motorways.

### Terms Of Notification Of Sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: C

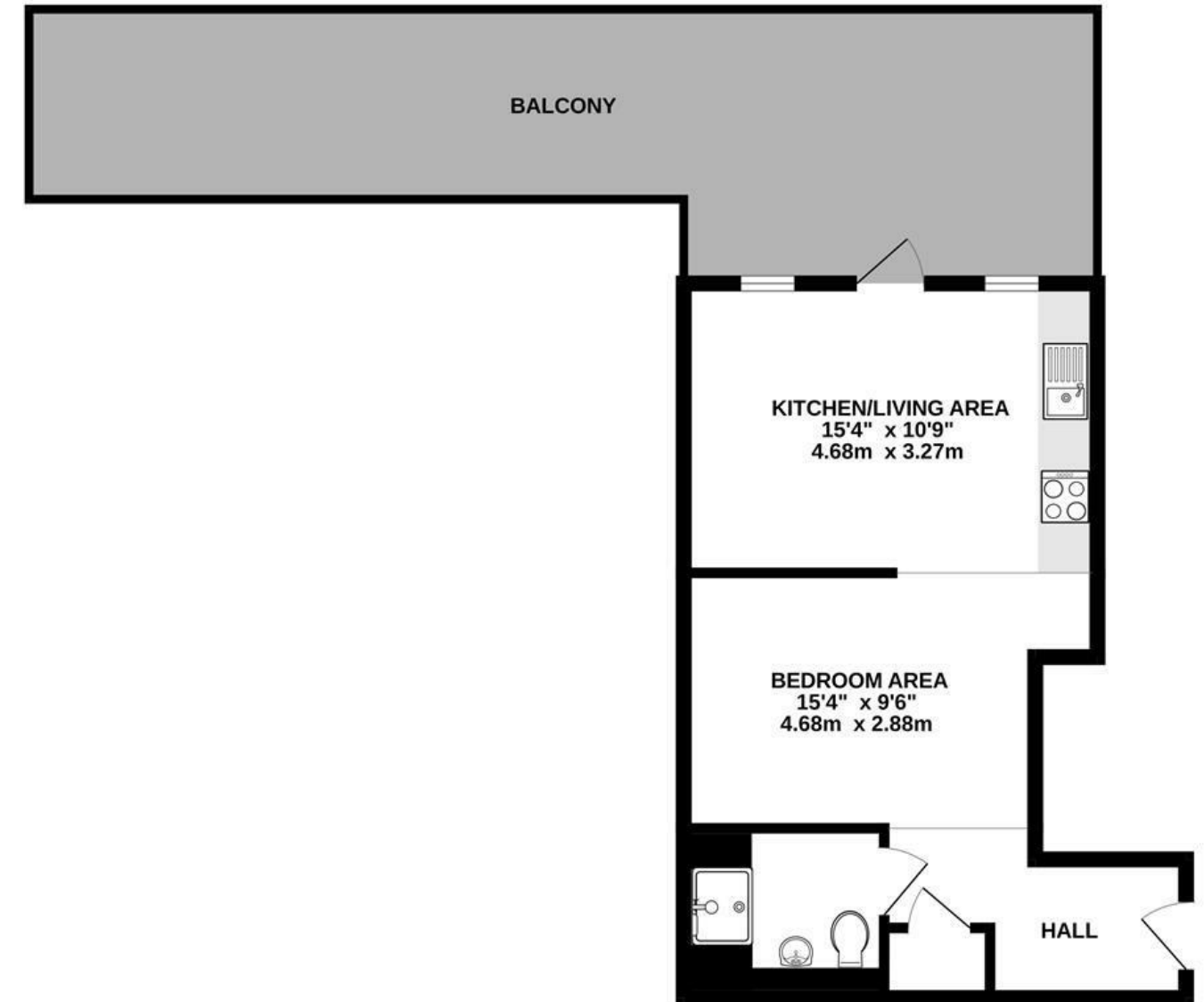
EPC rating: B

Lease term: 119 years remaining

Service charge: £1,500 per annum

Ground rent: £300 per annum

GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 395 sq.ft. (36.7 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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### IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts