



1 Wintergreen Boulevard, West Drayon, UB7 9FQ

- Two bedroom apartment
- Extensive interiors
- Allocated Parking
- Contemporary design
- Exceptional transportation links
- 1,052 sq ft
- Private Terrace
- En-Suite To Master Bedroom
- Wintergreen Boulevard
- Prime locale

Offers In Excess Of £400,000

Description

A combination of expansive interiors and high quality contemporary design, this exceptional two bedroom apartment offers buyers versatility and comfort. Embracing prime locale, Wintergreen Boulevard is conveniently located a moments walk from local supermarkets and transportation links.

Accommodation

Providing accommodation that briefly comprises of entrance hallway, storage cupboard, tiled family bathroom suite, two double bedrooms, principle bedroom comprising of built in storage and benefits from tiled en suite, large 27' x 20' open plan reception room with fully fitted kitchen with soft-close units are offered with laminate worktops and include a range of integrated appliances. These consist of a single oven, cooker hood, ceramic hob, dishwasher and fridge freezer. Reception room provides access to large, private terrace.

Outside

Outside the property is a large, private terrace accessible from the reception area. One allocated parking bay is issued with this apartment.

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 and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: D

EPC rating: B

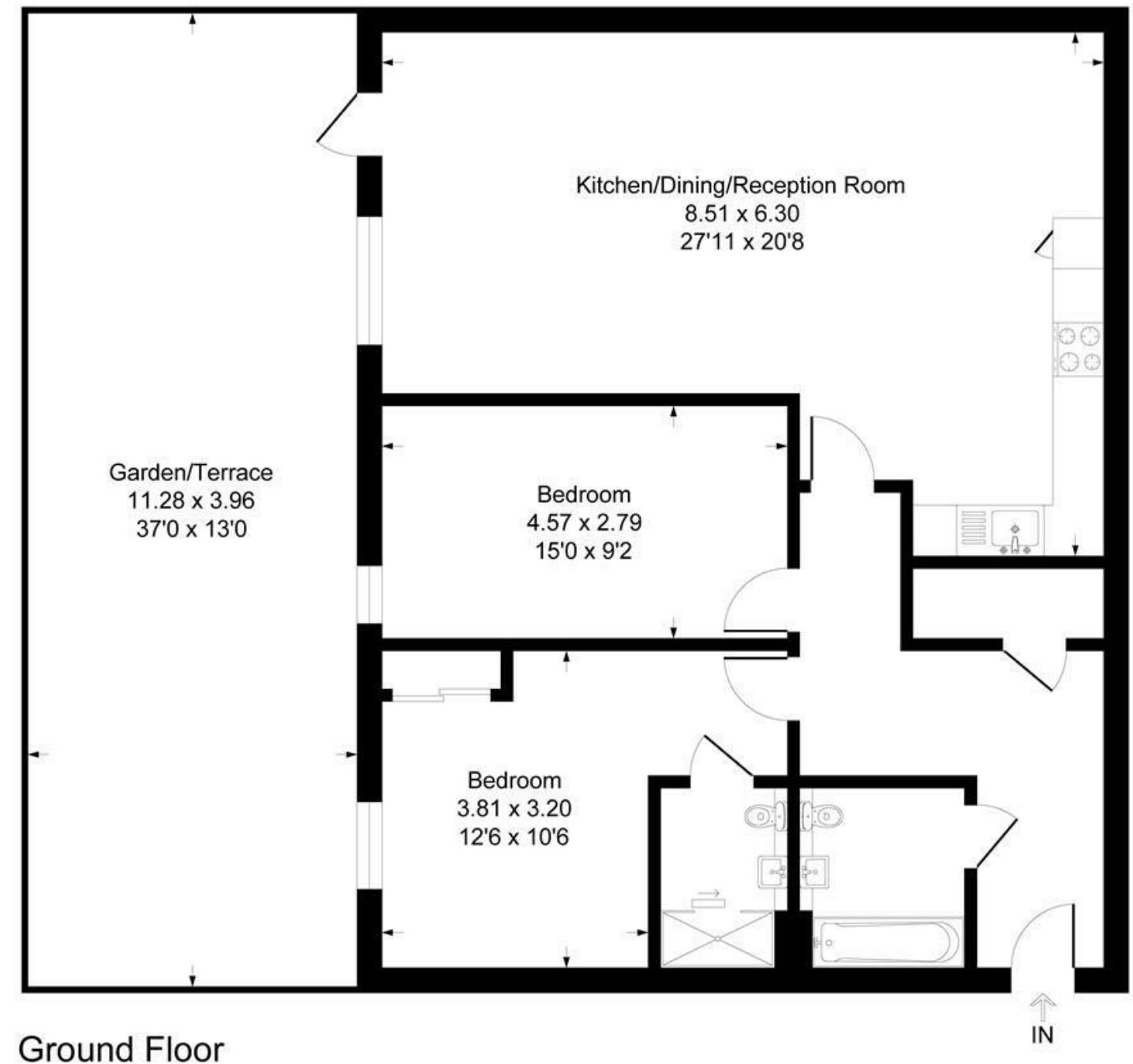
Lease term: 120 years remaining

Service charge: £2,600 per annum

Ground rent: £350 per annum

Kew Apartments UB7

Approximate Gross Internal Floor Area = 97.7 sq m / 1052 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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