



## Garnet Place, West Drayton, UB7 7GF

- Beautiful penthouse apartment
- Almost 1000 sq ft
- Moments walk from West Drayton station (Elizabeth Line)
- Two parking permits
- Electric car charging points available
- Three double bedrooms
- Stunning interior design
- En-suite bathroom
- Balcony
- Underfloor heating

**Asking Price £460,000**



# Broughton Court UB7

Approximate Gross Internal Floor Area = 88.1 sq m / 948 sq ft

## Description

This penthouse offers ample space for your family's comfort. The three well appointed bedrooms are complemented by two elegantly designed bathrooms, including a master en-suite.

## Accommodation

Providing accommodation that briefly comprises of entrance hallway providing access to two large storage cupboards, tiled family bathroom, panel enclosed bath with mixer taps and wall mounted shower attachment, vanity wash hand basin, WC, three double bedrooms with free standing wardrobes and one consisting of an en-suite bathroom, large open plan living space and kitchen area with a range of high quality integrated appliances including fridge/freezer, dishwasher, electric hob and oven with extractor hood, providing access to private balcony.

## Outside

Outside the property is exclusive access to maintained grounds, gardens and facilities. This apartment comes Right to Park and private balcony to enjoy.

## 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

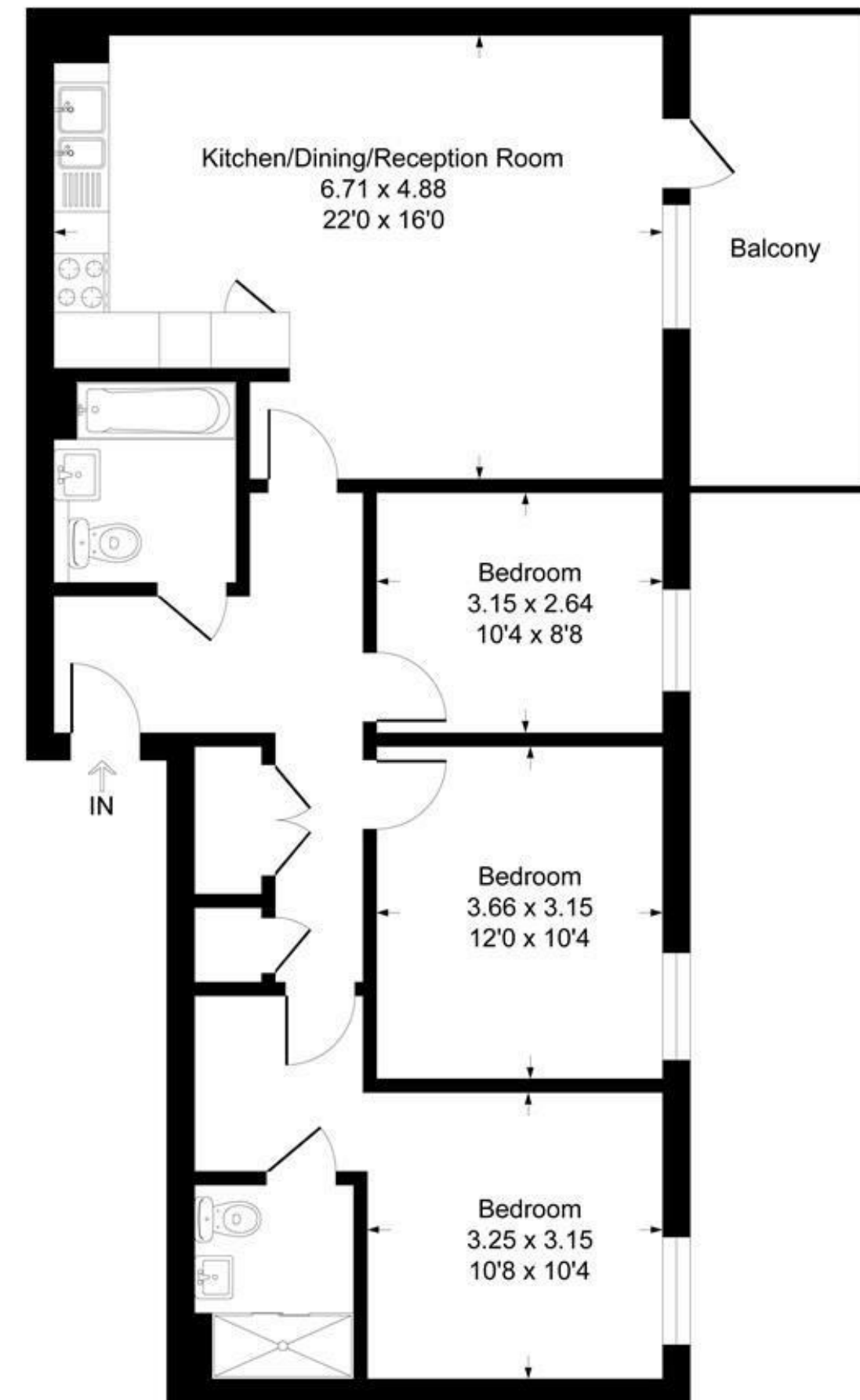
Council tax band: D

EPC rating: B

Lease term: 995 years remaining

Service charge: £3,069 per annum

Ground rent: £450 per annum



Top 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