

## 10 Wintergreen Boulevard, West Drayton, UB7 9GU

- Two-bedroom apartment
- Contemporary design throughout
- M25, M4 and Heathrow connections
- Allocated parking bay
- Drayton Garden Village
- Elizabeth line connection
- Private balcony
- Great investment opportunity

**Offers In Excess Of £340,000**



2ND FLOOR  
687 sq.ft. (63.8 sq.m.) approx.

#### Description

A luxurious and meticulously maintained two-bedroom apartment in the heart of West Drayton. This contemporary residence offers a perfect blend of style, comfort, and convenience. From the private balcony with serene views to the exclusive access to communal grounds and gym facilities, this property provides a truly exceptional living experience.

#### Accommodation

Stepping into the apartment you're greeted by the entrance hallway providing access to two double bedrooms, one of which features an en suite for added convenience as well as built in wardrobes. There is a separate family bathroom suite which includes enclosed bath with shower attachment, basin and W.C. There is a large, light and airy open planing living/kitchen area which includes high quality appliances and ample storage cupboards and draws. The living area opens up to a private balcony, offering delightful views of the well-maintained grounds.

#### Outside

Access to a private balcony from the living area, offering delightful views of the surrounding grounds. Residents have the privilege of enjoying well-kept communal grounds and gardens. The property includes an allocated parking bay for added convenience.

#### Location

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 the West Drayton Mainline Train Station with the Elizabeth Line upgrade, which brings West Drayton to within a 40 minute train journey to Canary Wharf and will give regular access to the center of London. The property also has convenient vehicular access to the M25 and M4 motorways. The property is within walking distance to local shops, great schools, local bus routes and a short bus ride to West Drayton Town Centre. West Drayton is 10 minutes from Heathrow airport.

#### Terms and notification of sale

Tenure: Leasehold

Local authority: London Borough Of Hillingdon

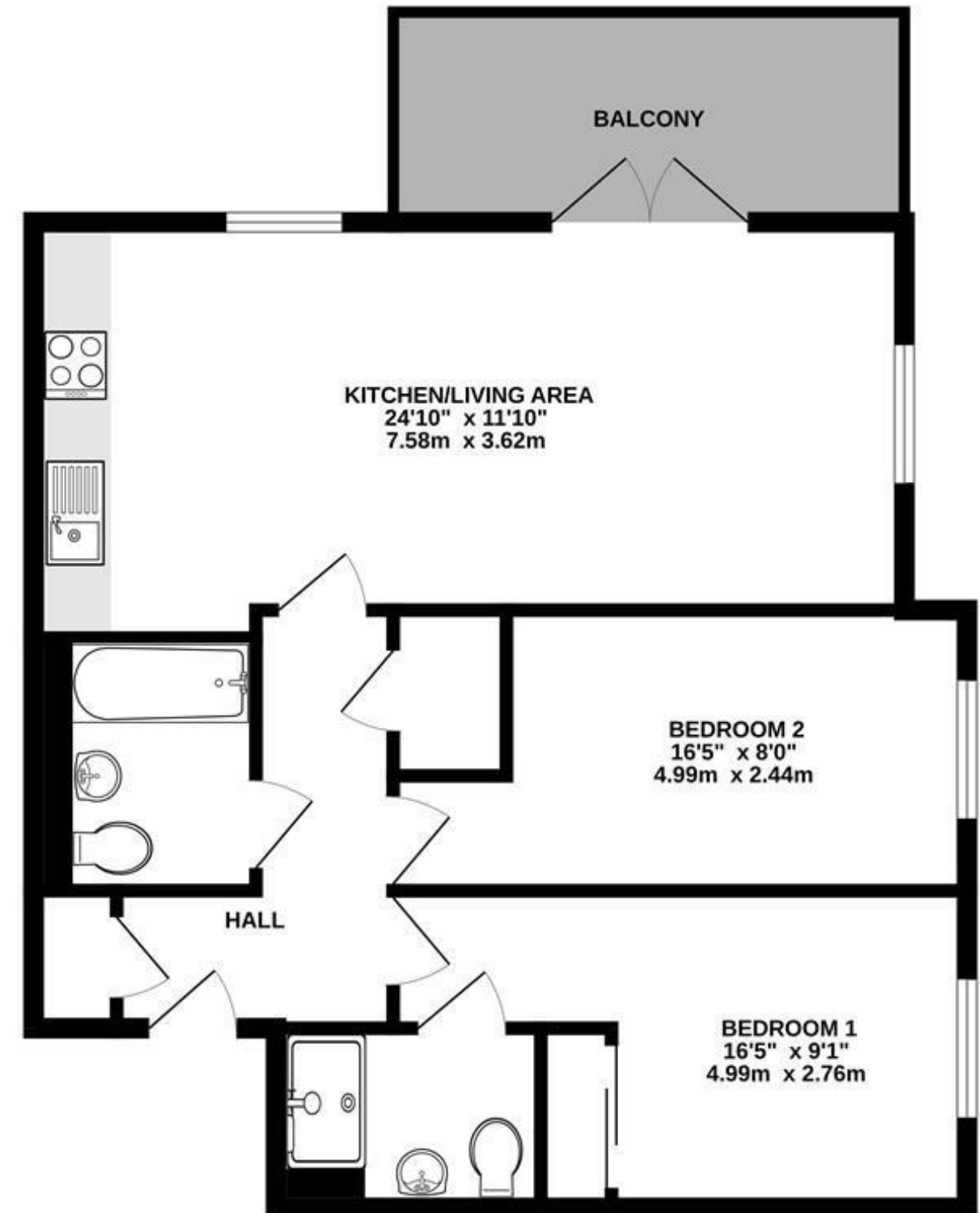
Council Tax Band: D

Current EPC Rating: B

Lease: 110 Years remaining

Service Charge: £2,000 per annum approx

Ground rent: £420 per annum



TOTAL FLOOR AREA : 687 sq.ft. (63.8 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