



## Bentinck Road, West Drayton, UB7 7SG

- One-bedroom top floor apartment
- Modern apartments
- Stacker parking system
- Large private balcony
- Secure lift access to all floors
- Stunning roof top gardens
- Close proximity to Elizabeth Line
- Stylish contemporary fitted kitchen
- High specification
- Built in 2016

**Asking Price £310,000**

### Description

An opportunity to buy this one bedroom apartment on the fifth floor with stunning views, open plan kitchen off the lounge and main bathroom, this property would make a great investment opportunity or a great buy for the busy first time buyer looking to own their first home in this luxury development. The property is well placed for West Drayton High Street and main line train station giving excellent transportation connections.

### Accommodation

The accommodation briefly comprises, entrance hallway, lounge open plan into kitchen, family bathroom, one bedroom and stunning roof top gardens.

### Outside

The apartment benefits from a large private balcony, stunning roof top gardens and one allocated secure under ground stacker parking space.

### 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 of notification of sale

Tenure: Leasehold

Local authority: London Borough Of Hillingdon

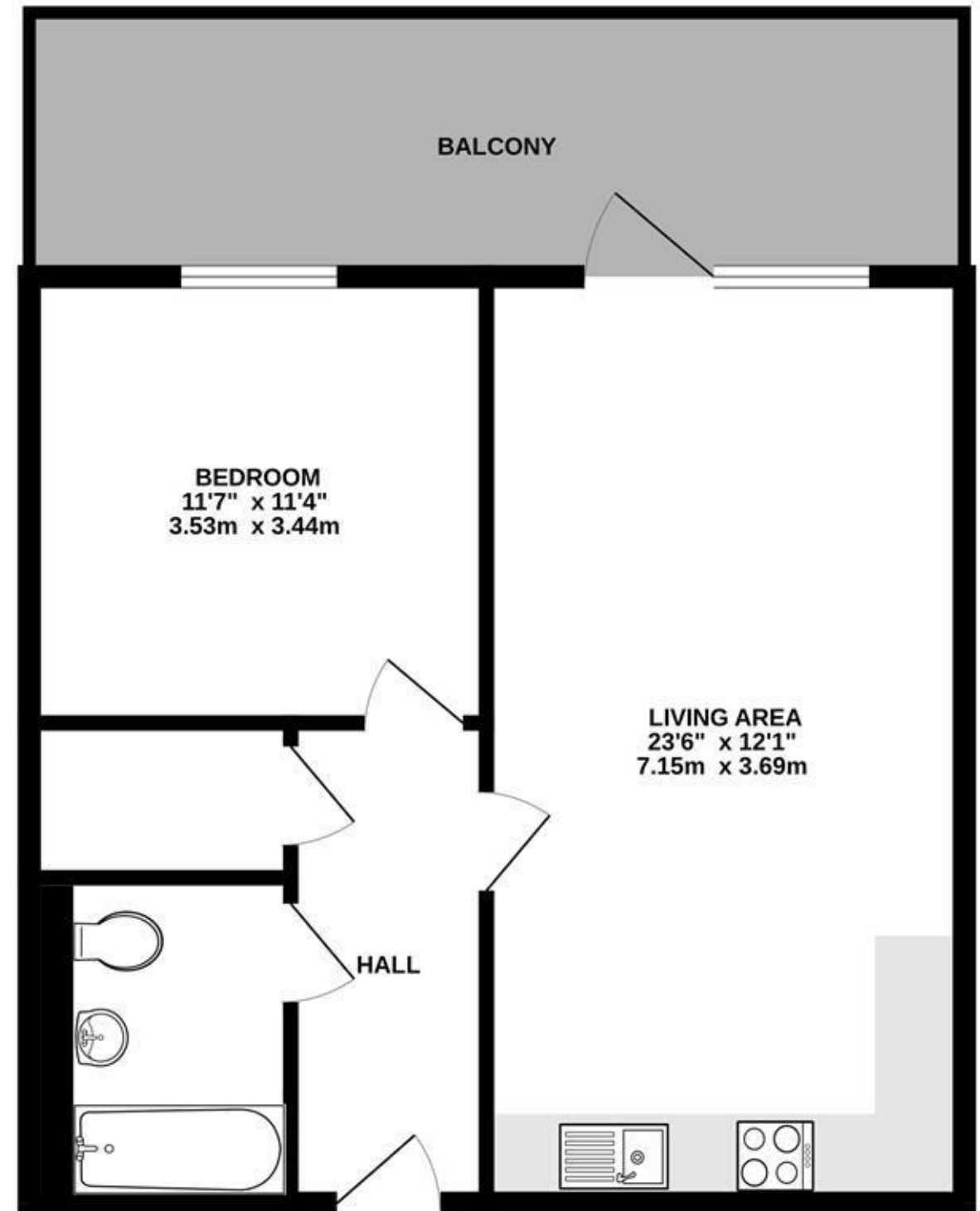
Council Tax Band: C

Current EPC Rating: B

Lease: 117 Years remaining

Service Charge: £1,400 per annum

Ground rent: £295 per annum



TOTAL FLOOR AREA : 550 sq.ft. (51.1 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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### 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