



Kitchener House, Warwick Road, West Drayton, UB7 9BS

- Spacious one bedroom modern apartment
- Private balcony
- Allocated undercroft parking
- NHBC warranty valid until 2027
- Large double bedroom
- No upper chain
- Moments walk from West Drayton Station (Elizabeth Line)
- EPC rating- B

Asking Price £287,000

Description

This delightful one bedroom apartment is perfect for those seeking a cosy yet modern living space. The apartment boasts a spacious reception room, large double bedroom and allocated parking space.

Accommodation

The apartment provides accommodation that briefly comprises, entrance hall with built in storage, large open plan living space with access to the private balcony, the kitchen is fitted with a range of storage units and drawers and integrated appliances, the bedroom is a very spacious double room with a Juliet balcony.

Outside

There is an allocated under croft parking space, private balcony and access to the communal rooftop terrace.

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:

EPC rating:

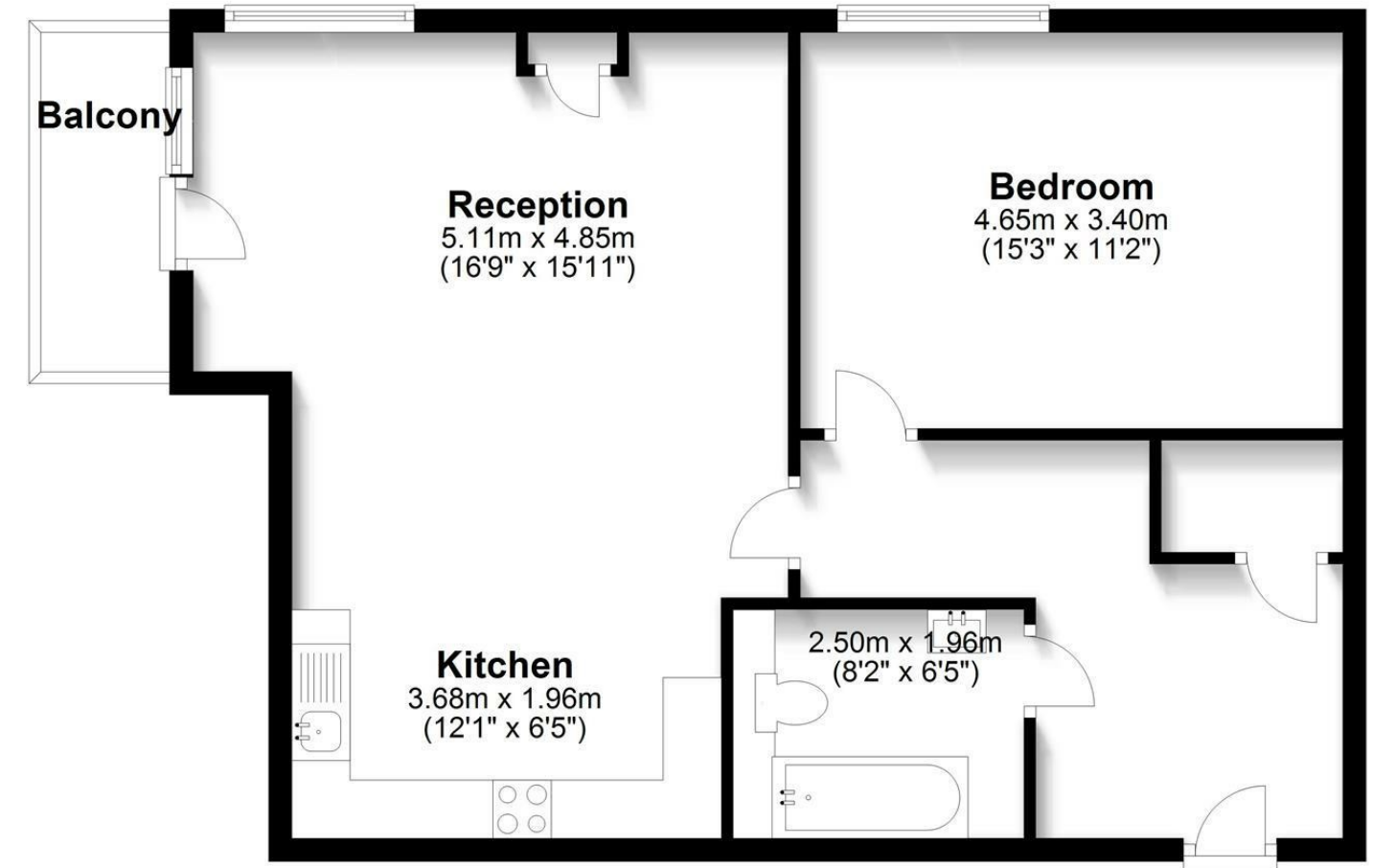
Lease term: 117 years remaining

Service charge: £3,500 per annum approx

Ground rent: £300 per annum

First Floor

Approx. 66.1 sq. metres (711.9 sq. feet)



Total area: approx. 66.1 sq. metres (711.9 sq. feet)

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