

Wintergreen Boulevard, West Drayton, UB7 9FQ

- Two bedroom apartment
- Private balcony
- Drayton Garden Village
- Fourth floor
- Beautifully maintained throughout
- Allocated parking space
- Contemporary design throughout
- Communal gardens

Asking Price £345,000

GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.

Description

This beautiful two bedroom fourth second floor apartment with a private balcony offers a modern living experience with stylish interior, luxury bathroom suite and generously proportioned living space. Situated in the sought after Drayton Garden Village Development.

Accommodation

The accommodation on offer briefly comprises, entrance hall, large storage cupboard, first bedroom with built in wardrobe storage, second bedroom with fully fitted carpets, tiled luxury family bathroom suite, large living space with access to balcony and fully fitted kitchen with a range of storage units and drawers with an integrated dishwasher, washer/dryer and range cooker/hob with built in extractor hood.

Outside

To the outside of the property private balcony terrace and one allocated gated parking bay.

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

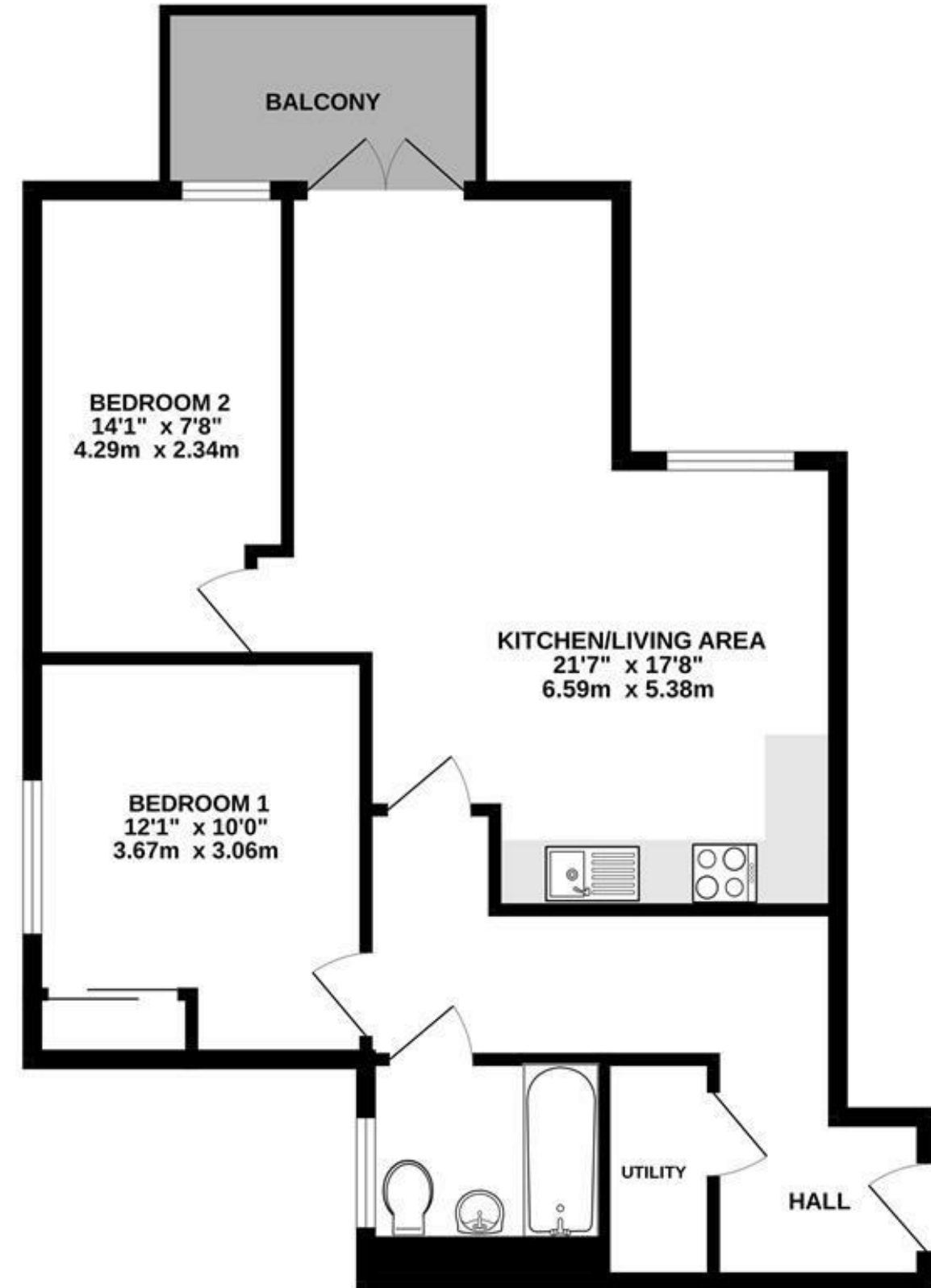
Council tax band: D

EPC rating: B

Lease term: 117 years remaining

Service charge: £2,200 per annum

Ground rent: £300 per annum



TOTAL FLOOR AREA : 680 sq.ft. (63.2 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