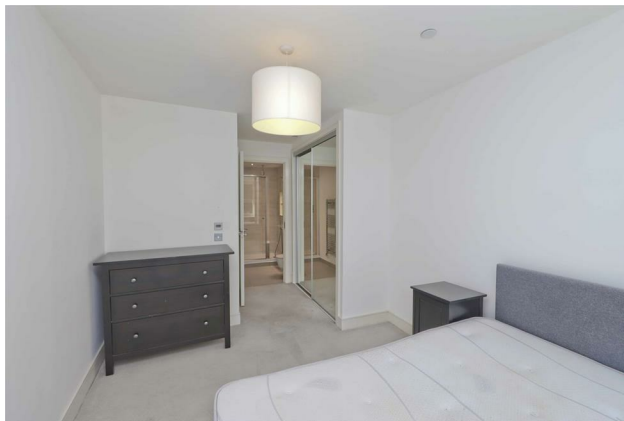
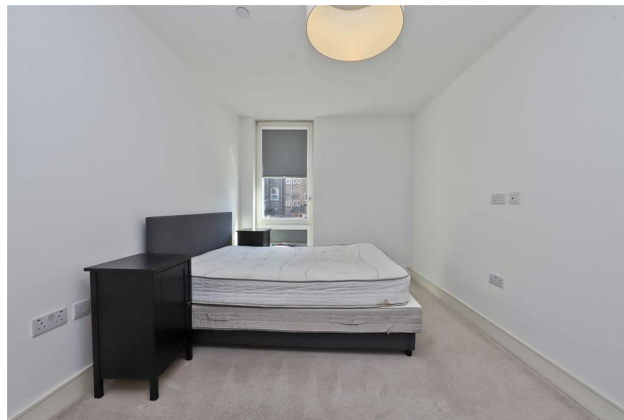


# Cameron

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## Yardley Court, 1 Garnet Place, West Drayton, UB7 7GA

- Two bedrooms
- First floor
- Balcony
- No upper chain
- En-suite
- Undercroft parking
- EPC rating - B
- Minutes walk from Elizabeth Line

**Asking Price £375,000**

Cameron Estate Agents  
Cameron House 21-23 High Street,  
Yiewsley, West Drayton, UB7 7QG  
E: pm@cameron.co  
T: 01895444424  
www.cameron.co



Description

Kept in excellent condition throughout, this modern flat is just a stone's throw away from the station (Elizabeth Line), making commuting a breeze. The property, though only a few years old, exudes a timeless appeal that is sure to captivate your heart.

Location

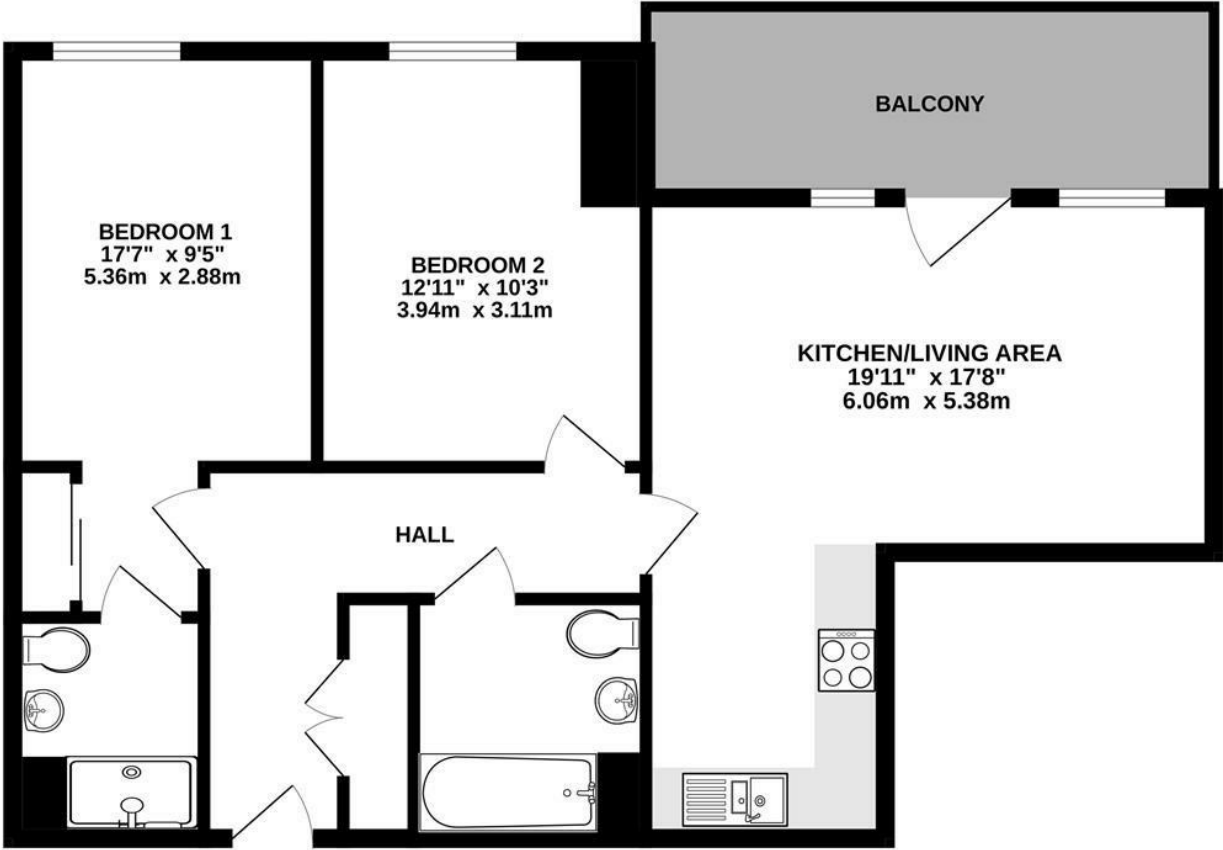
West Drayton offers excellent transport links. The area benefits from quick access to central London, with journeys to Bond Street from West Drayton taking just 30 minutes. Additionally, Heathrow Airport is just a short drive away, making international travel easily accessible. With good local bus services and road connections, including the M4 and M25, West Drayton offers exceptional transportation options for residents. Combined with local amenities such as shops, schools, and green spaces

Terms and notification of sale

Tenure: Leasehold  
Local Authority: London Borough of Hillingdon  
Council tax band: D  
EPC rating: B

Lease term: 994 years remaining  
Service charge: £3,000 approx. per annum  
Ground rent: £350 per annum

1ST FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.5 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