



## Bentinck Road, West Drayton, UB7 7SG

- One bedroom apartment
- Canal facing double balcony
- Allocated parking
- Long lease
- Rooftop terrace
- No onward chain
- Modern condition throughout
- Minutes walk from Elizabeth Line
- EPC rating- B
- Close to local amenities

**Asking Price £315,000**

### Description

A rare opportunity to purchase this modern luxury one bedroom apartment, located on the fourth floor of this premier, secure and gated development, it currently faces the scenic Grand Union Canal. Containing a spacious, open plan living space and expansive balcony, this property makes for a great investment choice or an excellent opportunity for a first time buyer. The property generates high yielding options for those looking to invest and is well situated in the West Drayton High Street and is within walking distance to the mainline station.

### Accommodation

The accommodation briefly comprises of entrance hallway providing access to large open plan lounge and kitchen area with a range of base and eye level units with integrated appliances, family bathroom with enclosed bath with mixer taps and wall mounted shower attachment, vanity wash hand basin and W.C., a bedroom and breath-taking views over the scenic canal from the large, private balcony.

### Outside

This properties expansive interior is complimented by a large private balcony overlooking the canal. Accessible via remote gates is one allocated 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 West Drayton's Mainline Station. The property is situated in one of the most popular locations and offers the convenience of an excellent local bus service which is accessed on the main road. The station is within walking distance from the Elizabeth line and offers excellent access to London's Paddington. Other benefits include good access to West Drayton High street, Yiewsley and Uxbridge with their wide range of shopping facilities and amenities. There is also excellent access to Stockley Business Park, local bus routes, London International Heathrow Airport, M4, M40 and M25 motorways.

### Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: C

EPC rating: B

Lease term: 117 years remaining

Service charge: £1,500 per annum approx

Ground rent: £300 per annum

Approximate Gross Internal Area = 58.6 sq m / 631 sq ft



### Fourth Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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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