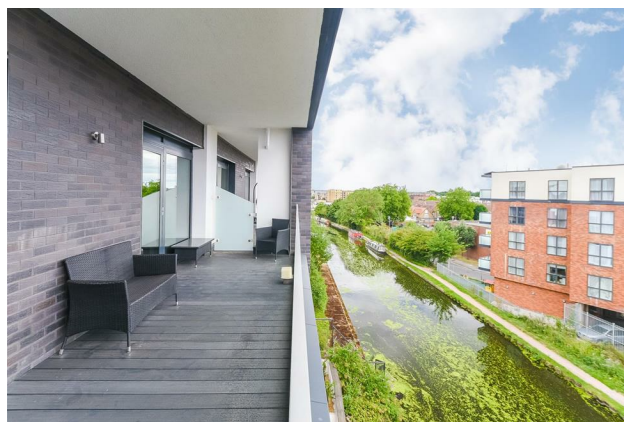
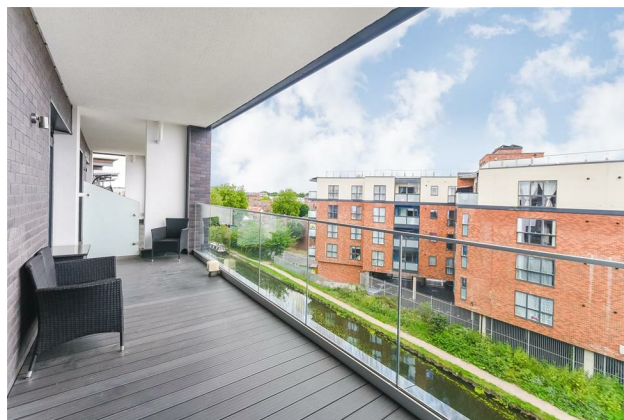




## Bentinck Road, West Drayton, UB7 7SG

- 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

**Offers In Excess Of £305,000**

**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 yiedling 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.

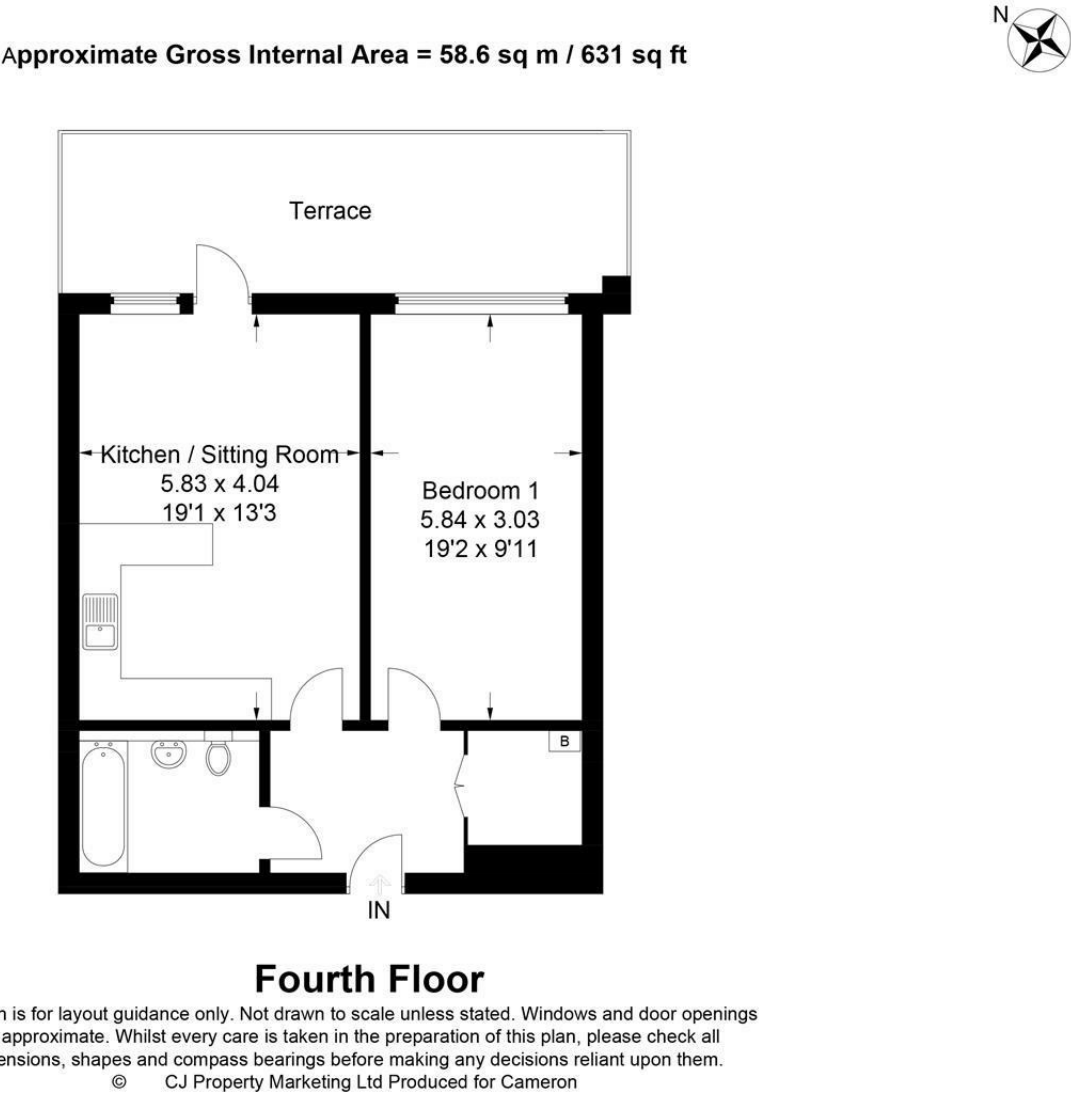
**Location**

West Drayton 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: C  
EPC rating: B

Lease term: 117 years remaining  
Service charge: £1,500 per annum approx  
Ground rent: £300 per annum



**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