



Warwick Road, West Drayton, UB7 9BS

- Penthouse apartment
- En suite bathroom
- Balcony
- Lift
- No upper chain
- Two double bedrooms
- Private terrace
- Gated allocated parking
- Excellent condition throughout
- Moments walk to Elizabeth Line

Offers In Excess Of £400,000



Cameron Estate Agents
Cameron House 21-23 High Street,
Yiewsley, West Drayton, UB7 7QG

E: pm@cameron.co
T: 01895444424

www.cameron.co

Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

Description

Located within walking distance to the Elizabeth Line, commuting has never been easier.

Whether you work in the city or simply enjoy exploring all that London has to offer, this property's location is truly unbeatable. In excellent condition throughout, this apartment is ready for you to move in and make it your own.

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

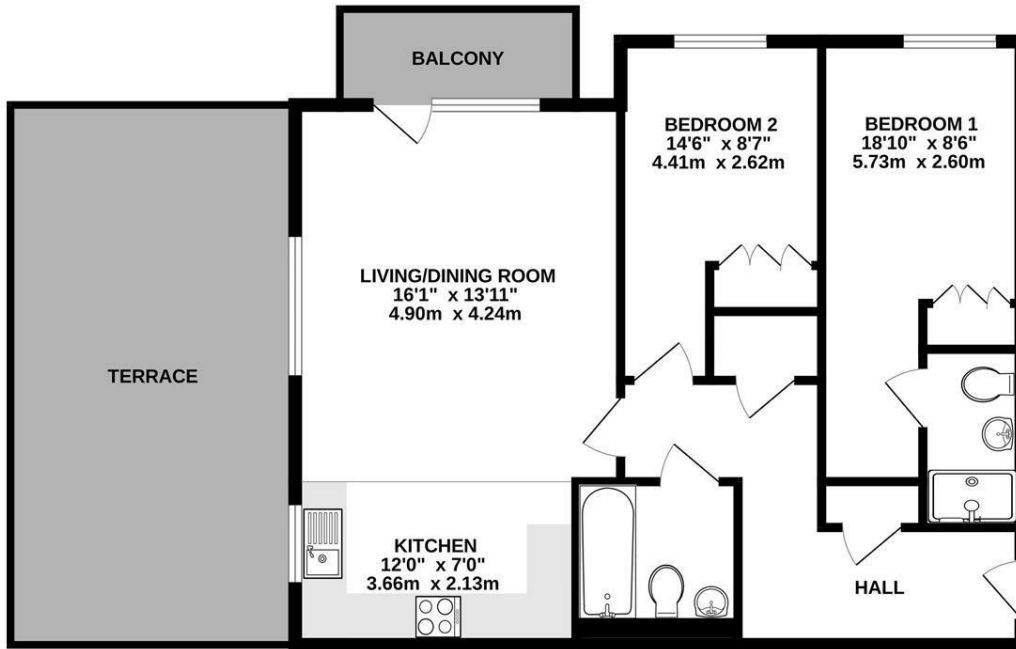
Service charge: £3,550 per annum approx

Ground rent: £350 per annum

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 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 contract

3RD FLOOR
756 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.3 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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