

Garnet Place, West Drayton, UB7 7GB

- Two bedroom apartment
- En suite bathroom
- Private balcony
- EPC rating - B
- No upper chain
- Almost 1,000 sq.ft. of living space
- Spacious open plan living room & kitchen
- Undercroft parking
- Access to rooftop terrace
- Walking distance to Elizabeth Line

Asking Price £425,000

3RD FLOOR
998 sq.ft. (92.7 sq.m.) approx.

Description

The property offers a spacious open plan living room and kitchen, ideal for entertaining guests or simply relaxing after a long day. The apartment is in excellent condition throughout, ensuring a hassle-free move-in process for the new owners.

Conveniently located within walking distance to the Elizabeth Line, commuting will be a breeze, connecting you to various parts of the city with ease. Whether you're looking for a cozy place to call your own or a smart investment opportunity, this apartment ticks all the boxes.

Location

Situated in the heart of West Drayton, this property enjoys a prime location with an array of local amenities at your doorstep. From shops and restaurants to schools and parks, everything you need is within easy reach. For commuters, West Drayton station (Elizabeth Line) offers excellent transport links, connecting you to central London and beyond.

Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

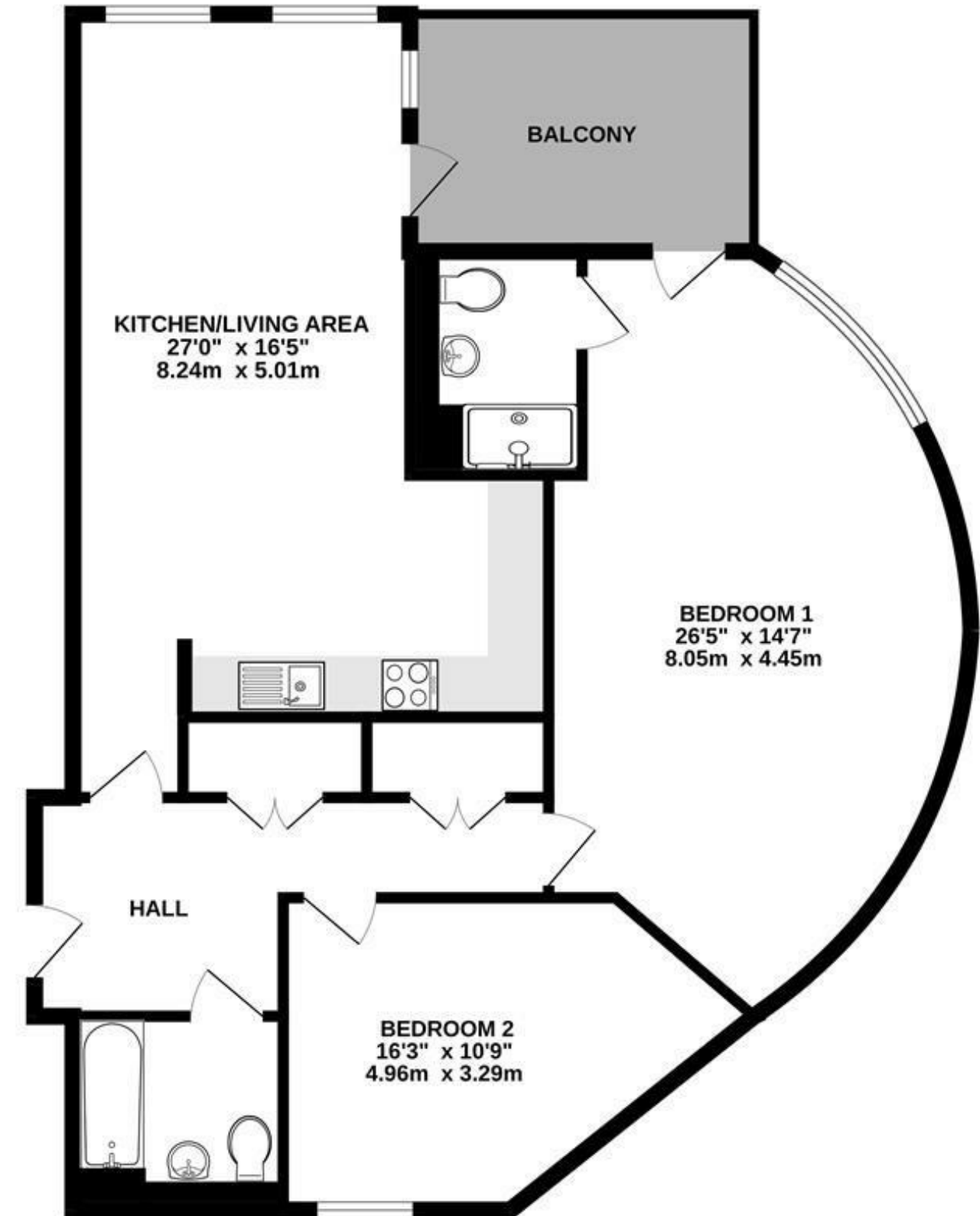
Council tax band: D

EPC rating: B

Lease term: 994 years remaining

Service charge: £3,500 approx. per annum

Ground rent: £350 per annum



TOTAL FLOOR AREA : 998 sq.ft. (92.7 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