

## Station Road, West Drayton, UB7 7FA

- Ground floor one-bedroom apartment
- Modern and well-maintained throughout
- Generously sized double bedroom
- Open-plan kitchen diner with integrated appliances
- Private terrace area for outdoor relaxation
- Allocated undercroft parking for added convenience
- Walking distance to West Drayton station (Elizabeth Line)
- No upper chain

**Offers In Excess Of £225,000**

GROUND FLOOR  
519 sq.ft. (48.3 sq.m.) approx.

### Description

This ground floor one-bedroom apartment in West Drayton offers a fantastic opportunity to secure a comfortable and stylish living space in a prime location. Ideal for those seeking a modern home with the convenience of nearby amenities and excellent transport connections, this property is not to be missed.

### Accommodation

As you step inside, you are greeted by a welcoming entrance hall, providing easy access to all areas of the apartment. The generously sized double bedroom offers a peaceful retreat, with ample space for relaxation and storage. Adjacent to the bedroom, you will find a separate family bathroom, tastefully designed and fitted to cater to your needs.

In the heart of the apartment is the open-plan kitchen diner, thoughtfully equipped with integrated appliances. The kitchen diner also provides seamless access to your very own private terrace area.

### Outside

As an added bonus, residents have access to a charming rooftop terrace, perfect for social gatherings and enjoying panoramic views.

The apartment also offers the convenience of allocated under-croft parking.

### Location

The apartment is situated in the sought-after area of West Drayton, which boasts an excellent array of local amenities, including shops, cafes, restaurants, and recreational facilities. Commuters will appreciate the convenience of nearby transport links, with West Drayton railway station just a short distance away, providing easy access to central London and beyond.

### Terms and notification of sale

Tenure: Leasehold

Local authority: London Borough Of Hillingdon

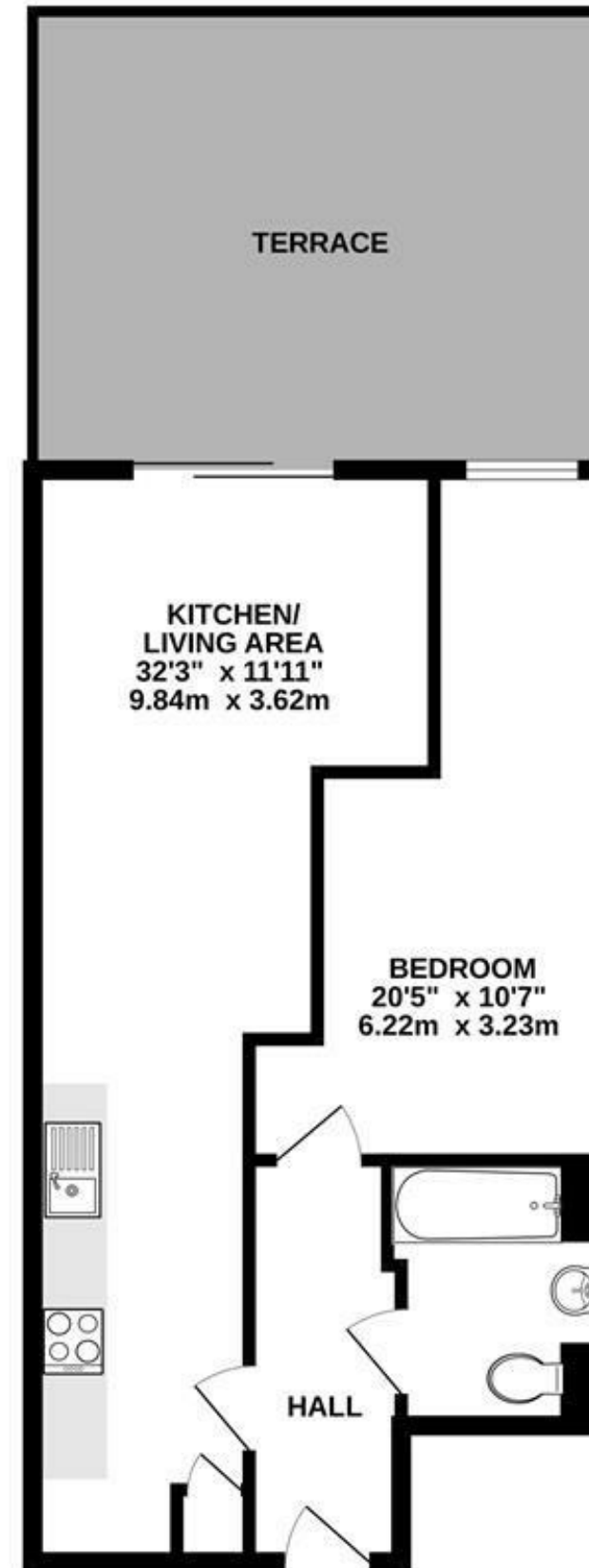
Council Tax Band: C

Current EPC Rating: C

Lease: 116 years remaining

Service Charge: £3,000 per annum approx

Ground Rent : £300 per annum



TOTAL FLOOR AREA : 519 sq.ft. (48.3 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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### 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