

## Clovelly Court, 8 Wintergreen Boulevard, West Drayton,

- Two-bedroom apartment
- Third floor
- Elizabeth line connection
- Communal gardens
- Drayton Garden Village
- Prime locale
- 711 sq ft
- Transportation links

**Asking Price £315,000**



**Description**

Well suited for both first time buyers and investors, this high yielding opportunity with vast living space is complimented by it's own private balcony and allocated parking bay.

**Accommodation**

Providing accommodation that briefly comprises of entrance hallway, utility room with vast storage space, a family bathroom suite with panel enclosed bath with mixer taps and wall mounted shower attachment, vanity wash hand basin and W.C, two double bedrooms, fitted kitchen with a range of base and eye level units with integrated appliances and 20 x 15 living area leading out onto private balcony.

**Outside**

The outside of the property has one allocated parking bay, private balcony and access to communal gardens around the grounds.

**Location**

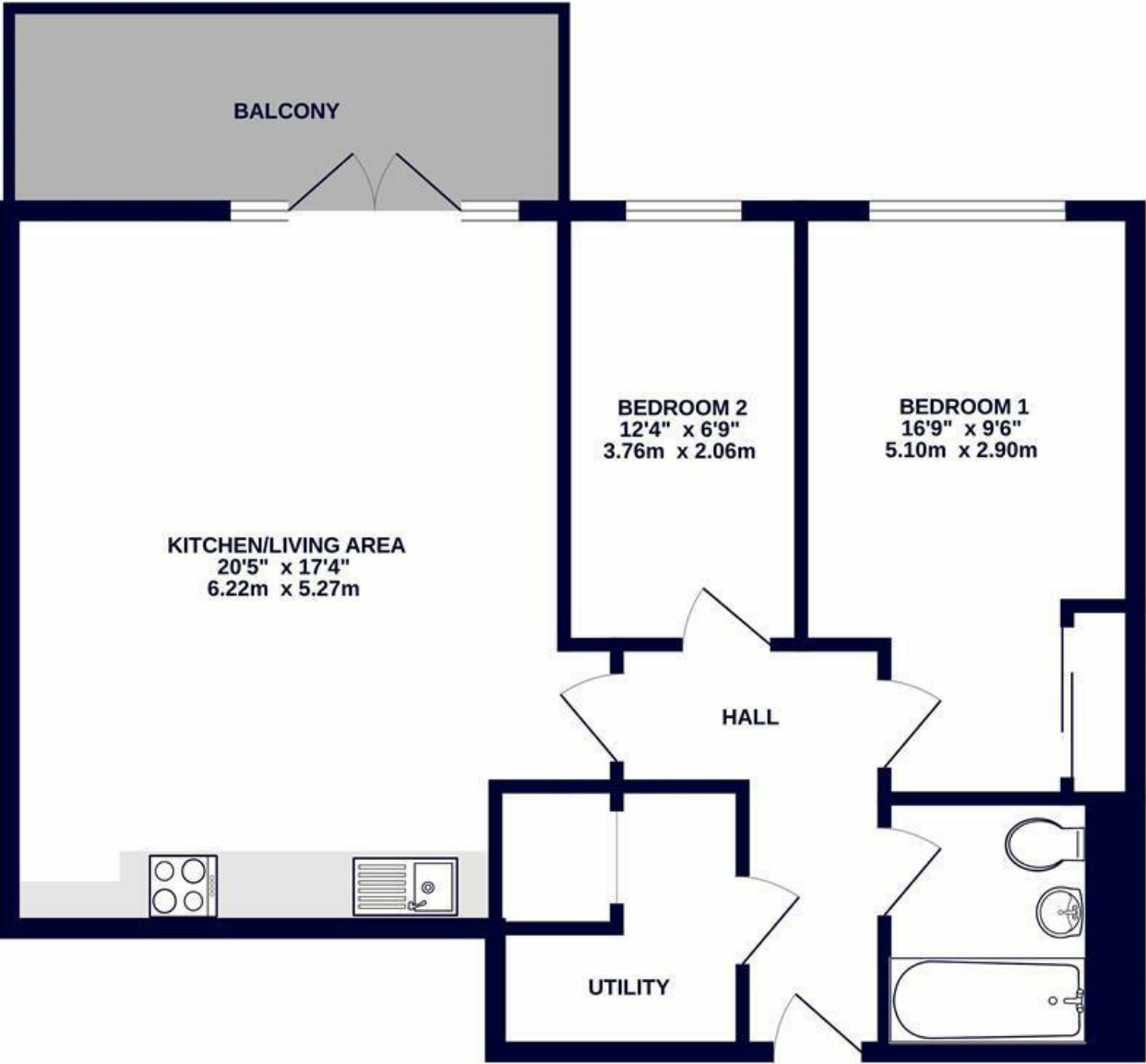
West Drayton's position on the western edge of the Capital means that it is superbly placed to access Central London with ease, with frequent services to London Paddington in less than 25 minutes from West Drayton's Mainline Station. The property is situated in one of the most popular locations and offers the convenience of an excellent local bus service which is accessed on the main road. The station is within walking distance which is due to benefit 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: D  
EPC rating: B

Lease term: 115 years remaining  
Service charge: £2,000 per annum  
Ground rent: £300 per annum

3RD FLOOR  
711 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.0 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