



## 4 Garnet Place, West Drayton, UB7 7GF

- Third floor apartment
- Private balcony
- Gated complex
- Right to park
- No upper chain
- Two double bedrooms
- Over looking communal gardens
- Prime location
- Moments from West Drayton station
- Residents roof terrace and garden

**Asking Price £385,000**



**Description**

A stunning third floor apartment that offers will proportioned living space with luxurious appointments and the benefit of having the right to park.

**Accommodation**

Providing accommodation that briefly comprises of, entrance hall with laminate flooring a large built in storage cupboard housing the washer dryer, open plan living space with a large floor to ceiling window allowing plenty of natural light into the room, there is a door to the private balcony and a superb fitted kitchen offering a good range of storage units and drawers, with stone work tops, integrated Siemens electric oven with hob above and extractor over, integrated Siemens microwave and integrated fridge freezer and dishwasher

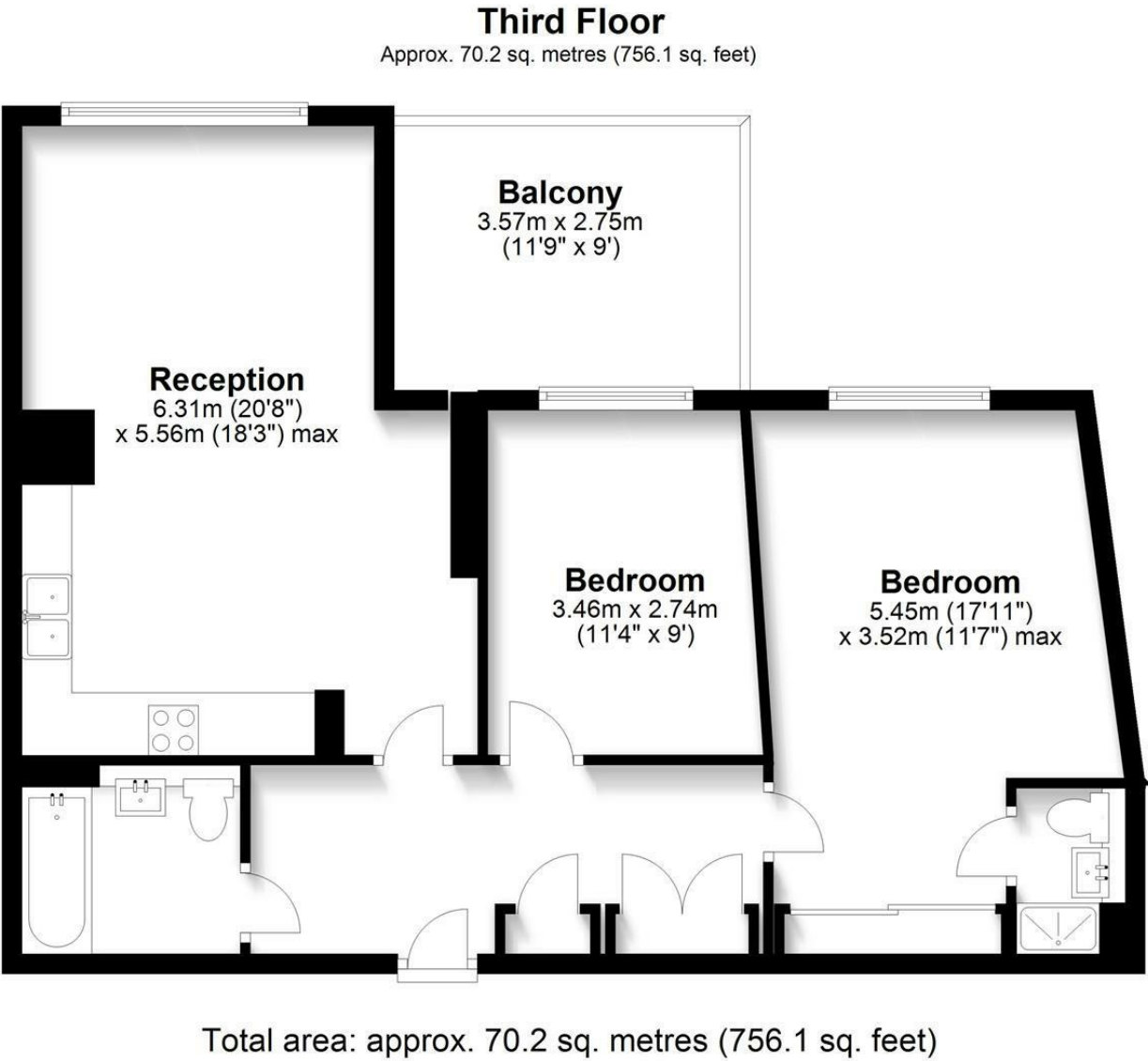
**Outside**

There is a right to park in the residents gated car park, a residents roof terrace and garden.

**Terms and notification of sale**

Tenure: Leasehold  
Local Authority: London Borough of Hillingdon  
Council tax band: D  
EPC rating: B

Lease term: currently 994 years unexpired  
Service charge: approximately £2,500 per annum  
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. 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