

## **Bentinck Road, West Drayton, UB7 7SG**

- Fourth floor apartment
- Two bedrooms
- Prime location
- Moments from West Drayton station
- Open plan living space
- Allocated parking
- Residents roof garden
- No upper chain

**Offers In Excess Of £285,000**

### Description

Available with no onward chain, this contemporary apartment is situated within a desirable gated development.

### Accommodation

The accommodation includes an entrance hall with built-in storage, a contemporary bathroom, two bedrooms, and an open-plan living area featuring fitted kitchen units and integrated appliances.

### Outside

Residents benefit from access to a private roof garden, as well as an allocated parking space within the gated car park.

### Situation

West Drayton provides outstanding transport connections, offering fast and convenient travel into central London — with Bond Street reachable in around 30 minutes. Heathrow Airport is only a short drive away, ensuring easy access for international journeys. The area is also well served by local bus routes and major roads, including the M4 and M25. Alongside its excellent connectivity, West Drayton benefits from a variety of local amenities, including shops, schools, and green open spaces.

### Terms and notification of sale

Tenure: Leasehold

Lease: 116 years

Local authority: London Borough Of Hillingdon:

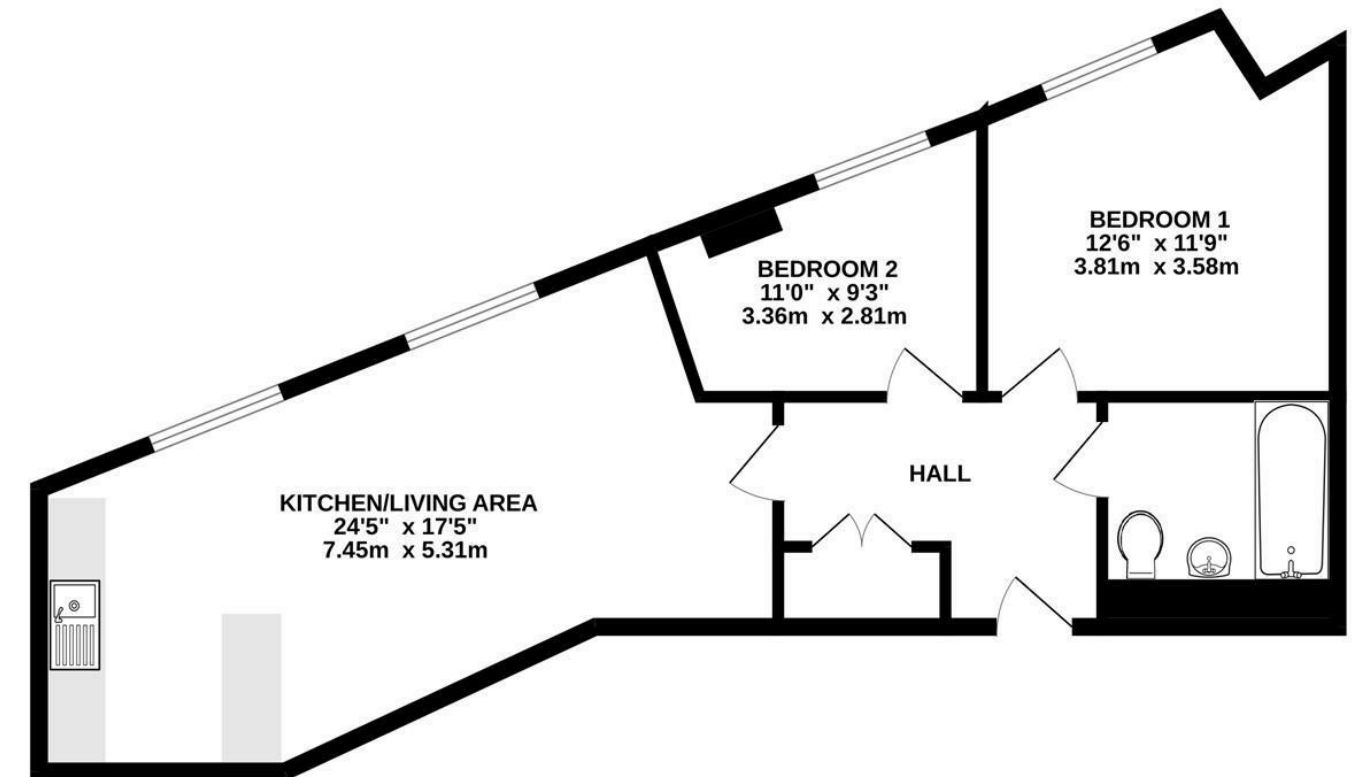
Council tax band: C

EPC Rating: B

Ground Rent: £295.00

Service Charge: £2,027.36

GROUND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 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

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