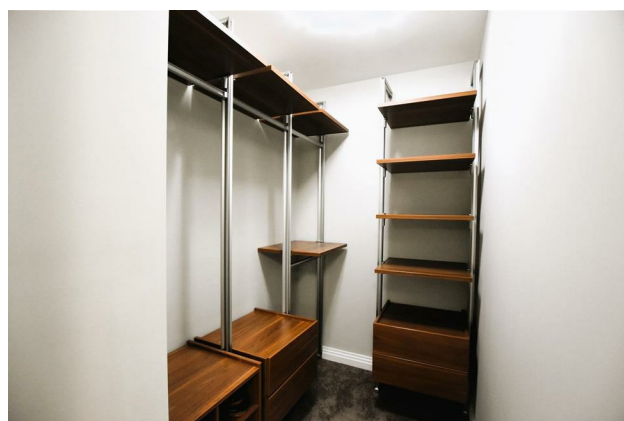




Bentinck Road, West Drayton, UB7 7SG

- Two bedroom apartment
- Secure allocated parking
- Moments from West Drayton station
- Secure lift access to all floors
- Walk in wardrobe
- Fourth Floor
- Residents roof garden
- No upper chain
- Large private balcony
- 836sqft of accommodation

Asking Price £375,000

Description

The apartment offers well-proportioned accommodation throughout, including an open-plan kitchen and living area with integrated appliances, two double bedrooms, and two bathrooms, one of which is an en-suite to the principal bedroom. The main bedroom also benefits from a walk-in wardrobe, and the property has been recently redecorated, providing a clean and well-maintained finish.

Accommodation

The layout comprises an entrance hall with storage, open-plan kitchen and living area, two bedrooms, an en-suite and walk-in wardrobe to the main bedroom, and a family bathroom. The living space opens onto a notably large private balcony. The building offers lift access to all floors, gated underground parking, secure bike storage, and a communal rooftop garden.

Outside

The property includes a large private balcony, allocated parking within a secure gated car park, and access to a communal rooftop garden and bike storage.

Situation

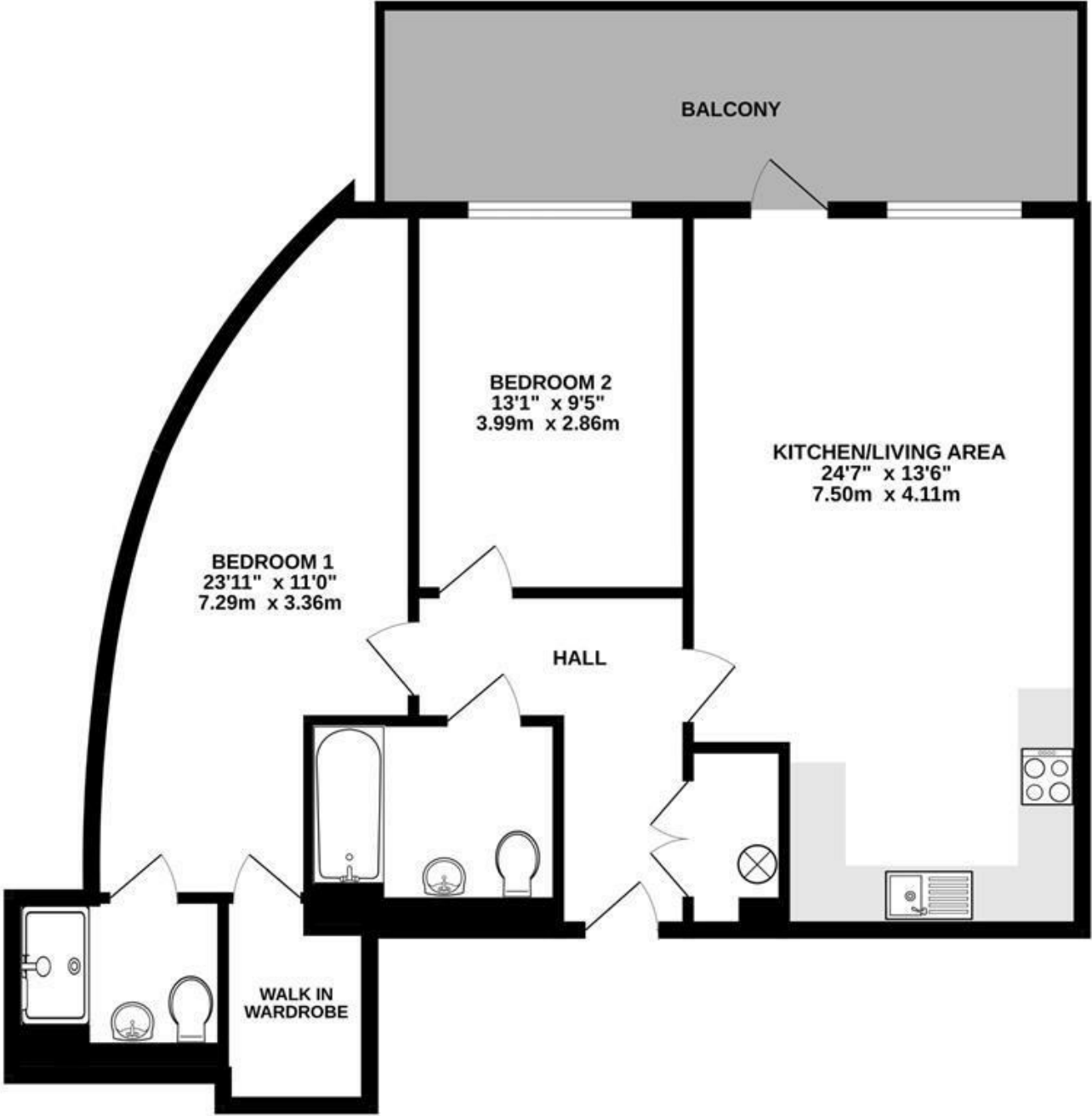
Waterways House is situated within walking distance of West Drayton Station (Elizabeth Line), providing direct services to Central London and Heathrow Airport. The area offers a range of local amenities and transport links, including the M4, M25, and A40.

Terms and notification of sale

Tenure: Leasehold
Local authority: London Borough Of Hillingdon
Council Tax Band: D
Current EPC Rating: B

Lease: 116 Years remaining
Service Charge: £3676.66 per annum
Ground rent: £295 per annum

4TH FLOOR
836 sq.ft. (77.6 sq.m.) approx.



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

TOTAL FLOOR AREA : 836 sq.ft. (77.6 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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