



Kirk House, West Drayton, UB7 7GJ
Guide Price £289,950

DBK
ESTATE AGENTS



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Contemporary living at its finest in this recently built development located in the vibrant heart of West Drayton. This exquisite second-floor apartment offers a seamless blend of modern design and comfort.

The generously sized bedroom offers ample space for relaxation and comes with built-in storage solutions. The open-plan layout seamlessly connects the kitchen and living area, perfect for entertaining or unwinding. The sleek, modern kitchen features high-quality integrated appliances and a convenient breakfast bar. The stylish shower room is designed with modern fixtures and finishes, providing a luxurious space for your daily routines.

Residents benefit from the convenience and security of a welcoming foyer, a lift for easy access and a secure entry system for peace of mind. The allocated parking space ensures hassle-free parking at all times along with a long lease of 146 years and a storage cupboard, this property offers excellent investment potential and peace of mind.

Situated on High Street in the heart of West Drayton, this prime location offers a vibrant mix of local amenities including shops, cafes and restaurants all within walking distance. For families, the area boasts several well-regarded schools, ensuring quality education options nearby. Transportation is highly convenient with West Drayton rail station providing regular services to London Paddington, making commuting easy. The property also benefits from excellent road links, with the M4 and M25 motorways nearby, offering quick access to Heathrow Airport and central London.

Key Features

- Recently Built Development
 - Second Floor Apartment
- Modern + Exquisite Interior Throughout
 - One Large Bedroom
- Open Plan Kitchen/ Reception Room
- Kitchen with Integrated Appliances + Breakfast Bar
 - Chic Shower Room/ WC
- Foyer + Lift + Secure Entry System
- Allocated Parking + Storage Cupboard
 - 146 Years Lease



Lease

146 years remaining

Service Charge

Approx. £1,300 per annum

Ground Rent

£250.00 per annum



TOTAL: 43 m2
FLOOR 1: 43 m2



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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