



## Regents Lodge, FLAT 6 19 Porters Way, West Drayton, Middlesex, UB7 9AA

Nestled in the desirable area of Porters Way, West Drayton, this modern one-bedroom apartment offers a perfect blend of comfort and convenience. The property features a spacious open-plan living area, ideal for both relaxation and entertaining, complete with built-in appliances that enhance the contemporary feel of the home.

One of the standout features of this apartment is the delightful balcony, providing a lovely outdoor space to enjoy fresh air and views. The well-appointed bedroom offers a peaceful retreat, while the bathroom is designed with modern fixtures for your comfort.

Location is key, and this property does not disappoint. It is situated just a stone's throw away from excellent transport links, including the Elizabeth Line, making commuting a breeze. Heathrow Airport is a mere ten minutes away, and the M4 motorway is easily accessible, perfect for those who travel frequently. Additionally, Stockley Business Park is within close proximity, making this apartment an ideal choice for professionals.

For those who enjoy the vibrancy of local life, West Drayton High Street is within walking distance, offering a variety of shops, bars, and restaurants to explore. The property also comes with an allocated secure parking space, adding to the convenience of urban living.

**Offers In Excess Of £250,000**

GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



1 BEDROOM APARTMENT

TOTAL FLOOR AREA: 532 sq.ft. (49.4 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.  
Made with Metropix ©2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	