



Otter Way, West Drayton, UB7 8FA

- Two bedroom, two bathroom ground floor apartment
- Exceptional private garden, rarely available with apartments
- Secure gated development with allocated parking space
- Impressive 660 sq ft of accommodation throughout
- Spacious open plan kitchen, living and dining area
- Walking distance to West Drayton Elizabeth Line station

Guide Price £385,000

Description

Positioned on the ground floor of this modern gated development, this attractive apartment combines well planned accommodation with one of the features rarely associated with apartment living: a substantial private garden.

Extending to approximately 660 sq ft (61.4 sq m), the property has been arranged to provide a good balance of living and bedroom space. The principal reception area is an impressive open-plan kitchen, living and dining room, measuring approximately 26'11" x 12'9", creating a naturally sociable space for everyday living and entertaining.

French doors open directly from the living area onto the garden, providing an excellent connection between the internal and external space. The garden itself is unusually generous for an apartment and offers plenty of room for outdoor seating, entertaining and enjoying the warmer months, giving the property an appeal more commonly associated with a house.

The kitchen is positioned to one end of the room and is fitted with a range of contemporary units, work surfaces and integrated appliances.

There are two bedrooms, with the principal bedroom measuring approximately 14'10" x 9'3" and benefiting from its own en suite shower room. Bedroom two measures approximately 11'8" x 8'0" and is served by a separate family bathroom, making the layout particularly practical for couples, sharers, guests or those requiring a dedicated home office.

The property further benefits from allocated parking, while the gated setting provides an additional sense of privacy and security.

Outside

Without question, one of the defining features of the property is its large private rear garden. Apartments offering this degree of outside space are relatively uncommon locally, particularly when combined with direct access from the main living area.

The garden is predominantly laid to lawn with established planting and a patio immediately adjoining the apartment, providing an excellent space for outdoor dining and entertaining.

Otter Way is conveniently positioned in West Drayton, placing the property within comfortable walking distance of the town centre and West Drayton station.

The station provides Elizabeth line services, offering direct connections towards Heathrow, Paddington, the West End, the City and Canary Wharf. The location is also well placed for access to Heathrow Airport, Stockley Business Park and the wider motorway network, including the M4 and M25.

Combining excellent transport connections with gated parking and an exceptional private garden, the property offers an appealing alternative for buyers who want the convenience of an apartment without sacrificing meaningful outside space.

Additional information

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: D

EPC rating: B

Lease term: 114 years remaining

Service charge: £3,014 per annum

Ground rent: £300 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

