



Otter Way, West Drayton, Middlesex, UB7 8FA

- First floor one bedroom apartment extending 555 sq ft
- Double bedroom with useful built-in storage space
- Residents' children's play area with climbing equipment
- Generous open plan kitchen, living and dining space
- Exclusive gated development with landscaped communal grounds
- Allocated parking bay and convenient High Street location

Guide Price £240,000

Description

Positioned on the first floor, the apartment offers a practical and well considered layout, with approximately 555 sq ft of accommodation arranged around a central entrance hall.

The principal living space is the generous open plan kitchen, living and dining room, extending to approximately 24'3" x 12'5" (7.40m x 3.79m). With windows across two aspects, the room benefits from plenty of natural light and provides ample space for both seating and dining areas. The kitchen is positioned neatly to one end, creating a sociable yet clearly defined arrangement.

The bedroom is a comfortable double, measuring approximately 13'4" x 10'2" (4.06m x 3.10m), with space for freestanding furniture. A bathroom is positioned off the entrance hall, together with useful built-in storage.

Otter Way is an established gated development, understood to have been constructed in 2015. Residents have the use of landscaped communal grounds, which incorporate a dedicated children's play area with climbing equipment, while the apartment also benefits from its own allocated parking bay.

The development occupies an especially convenient position just off West Drayton High Street, placing everyday shops and amenities close at hand. West Drayton station is also within easy walking distance, providing Elizabeth line services towards Heathrow, Paddington, the West End, the City and Canary Wharf. Heathrow Airport, Stockley Business Park and the M4 and M25 motorway networks are also readily accessible.

Additional information

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: C

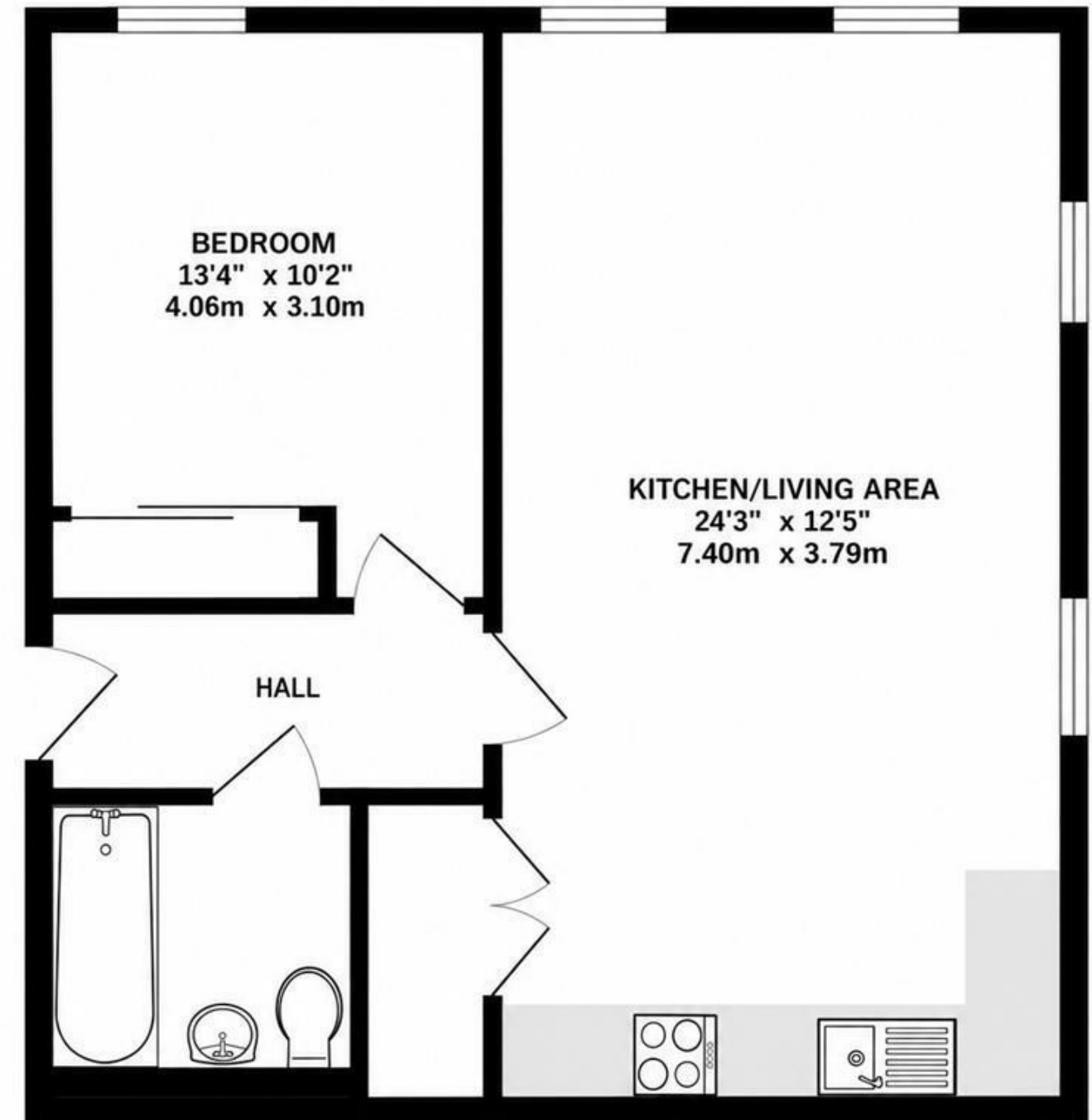
EPC rating: B

Lease term: 115 years remaining

Service charge: £1,094 per annum

Ground rent: £300 per annum

1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 555 sq.ft. (51.6 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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