

# 4a Garnet Place

West Drayton • • UB7 7GF  
Offers In Excess Of: £390,000



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# 4a Garnet Place

## West Drayton • • UB7 7GF

Situated within the highly sought after Padcroft development, arguably West Drayton's highest specification of apartments found only moments from the Elizabeth Line, is this spacious two bedroom, two bathroom second floor apartment.

Moments from the Elizabeth Line

Second floor apartment

Two double bedrooms

En-suite and Family bathroom

790 sq.ft

Ample storage

Balcony overlooking the communal gardens

South facing

Parking for one car

Sought after development

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





## Property

Boasting a sizeable floor plan with ultra modern fittings throughout, this comprises of entrance hall, utility cupboard, 16ft master bedroom with en-suite bathroom and built in walk-in wardrobe, storage cupboard, 11ft double second bedroom, exquisite family bathroom and 22ft open plan kitchen/dining/living room with fitted appliances and balcony access. The apartment has an abundance of natural light being South-facing.

## Outside

The apartment benefits from a balcony accessible from the living room that overlooks the spacious as well as well tended communal gardens, gated undercroft parking for one car and on-site bike storage.

## Location

Broughton Court is a ultra modern apartment building situated on the highly prized Padcroft Development, located just a short walk from West Drayton High Street with its range of independent shops, restaurants and fantastic transport links via various bus routes and the mainline station (Elizabeth Line) providing fast and frequent train access in and out of London. Heathrow Airport, Stockley Business Park and the M4 are all within easy reach.



#### Schools:

St Matthew's CofE Primary School 0.2 miles  
 St Catherine Catholic Primary School 0.4 miles  
 Rabbsfarm Primary School 0.5 miles



#### Train:

West Drayton Station 0.1 miles  
 Iver Station 1.4 miles  
 Hayes & Harlington 2.4 miles



#### Car:

M4, A40, M25, M40



#### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



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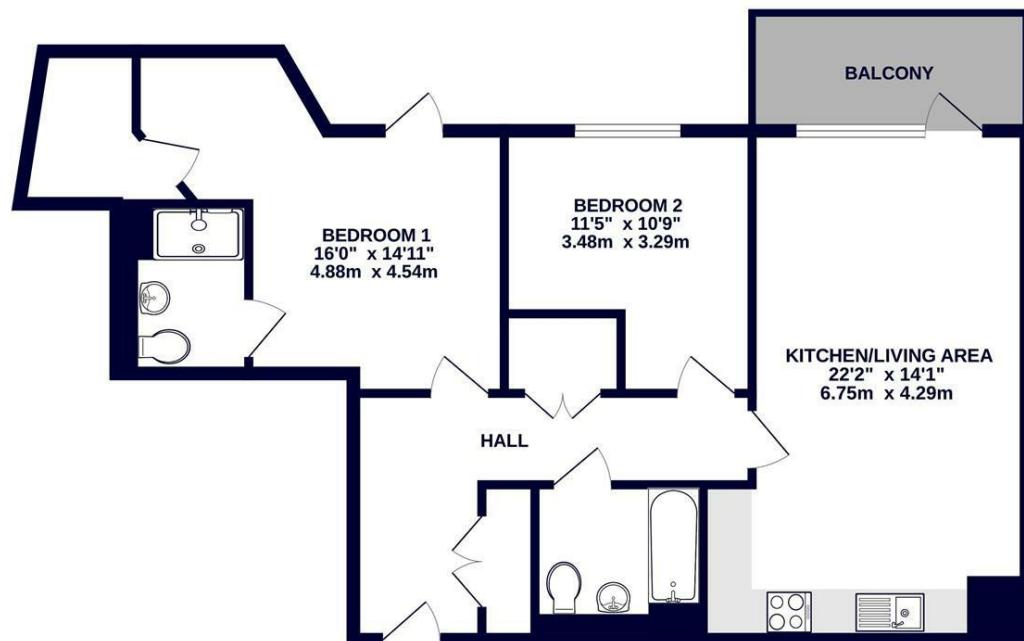
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**2ND FLOOR**  
790 sq.ft. (73.4 sq.m.) approx.



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TOTAL FLOOR AREA : 790 sq.ft. (73.4 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 indicative 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 is given as to their operability or efficiency or any guarantee.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
88-100	A	88	88
80-89	B		
70-69	C		
60-59	D		
50-49	E		
40-39	F		
30-29	G		
More energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.