

Warwick Road

West Drayton • • UB7 9GZ

Guide Price: £390,000



coopers
est 1986

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A well-presented two-bedroom third-floor apartment offering approximately 737 sq. ft. of bright and spacious accommodation.

The property features a generous open-plan kitchen/living area with ample space for dining and entertaining, leading directly onto a private balcony. The kitchen is neatly arranged with good storage and worktop space.

There are two well-proportioned double bedrooms, both neutrally decorated and offering flexible use. The apartment further benefits from two modern bathrooms, finished to a contemporary standard.

Additional features include a welcoming entrance hall, recessed lighting, modern finish throughout, triple glazing in the kitchen and living room and then double glazing throughout the rest of the property. The property is offered in good decorative order and is ready for immediate occupation.

An ideal purchase for first-time buyers, professionals or investors. Early viewing advised.

Two bedroom

Apartment

Allocated parking space for one car

Great condition throughout

Ideal for first time buyers

Private balcony

22ft Living room

0.1 miles from West Drayton station (Elizabeth Line)

Top floor

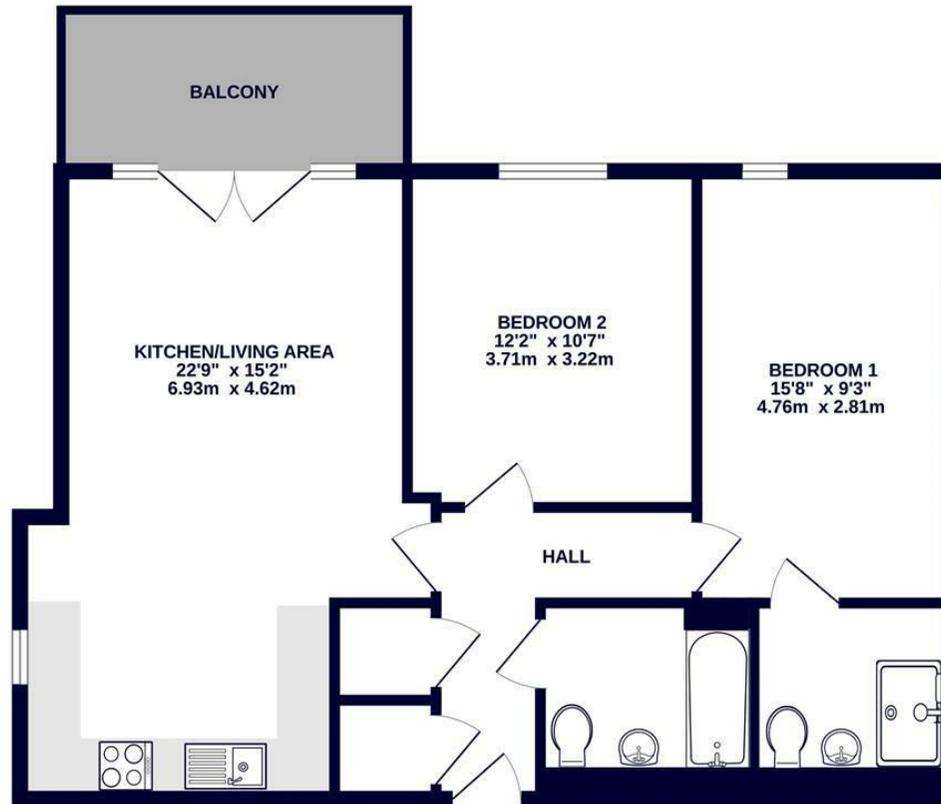
15ft Master bedroom

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.





3RD FLOOR
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq.ft. (68.5 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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1 Tavistock Road, West Drayton,
Middlesex, UB7 7QT
westdrayton@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		
Energy Efficiency Rating		86	86
England & Wales		03 December 2022/01/2023	

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.