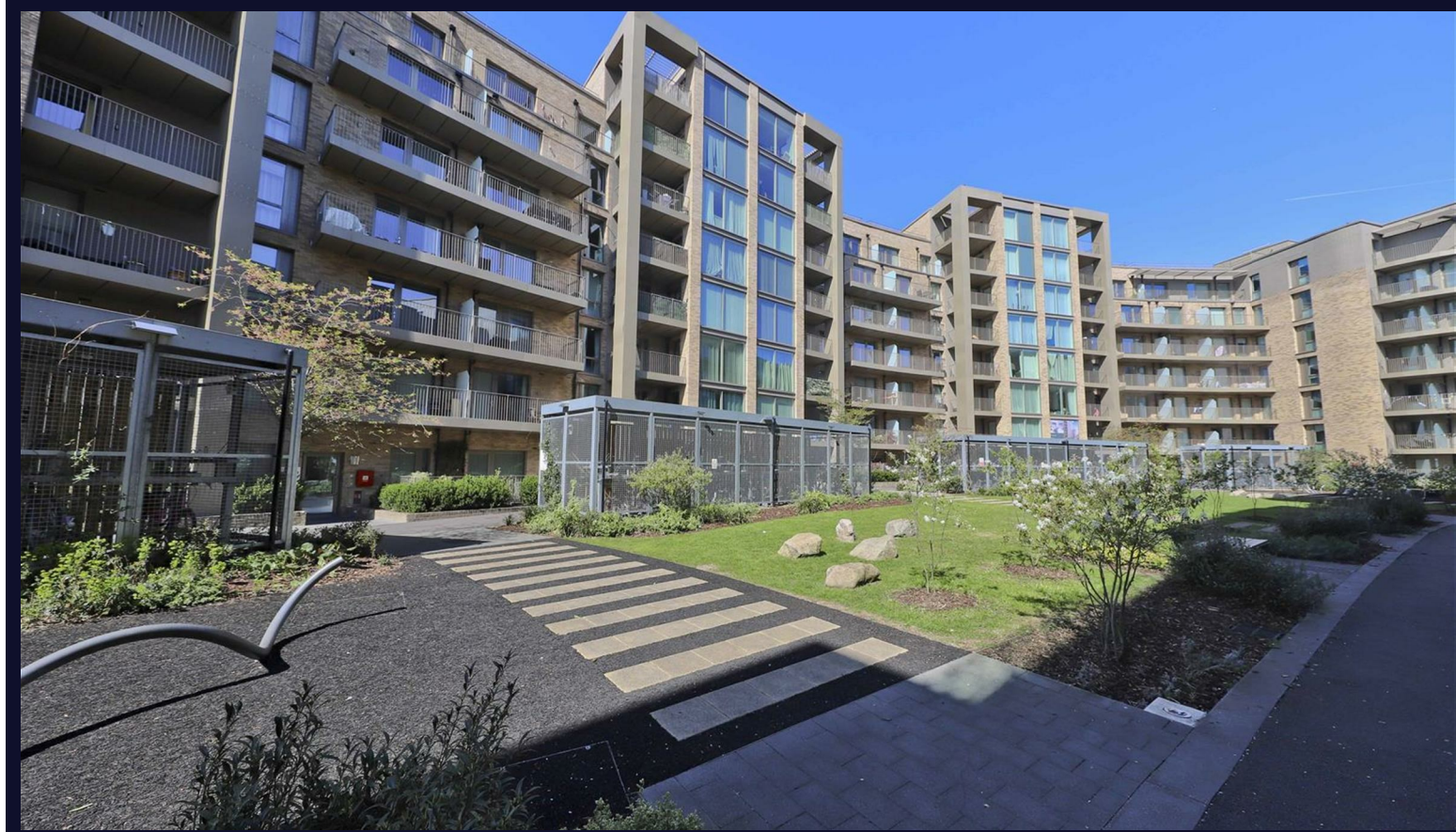


# 3 Garnet Place

West Drayton • • UB7 7GA  
Offers In Excess Of: £260,000



coopers  
est 1986

# 3 Garnet Place

West Drayton • • UB7 7GA

Situated within a modern and well-maintained development, this beautifully presented ground floor apartment offers contemporary living with the added benefit of a private terrace. The property features a spacious open-plan kitchen and living area, finished to a high standard with sleek cabinetry, integrated appliances, and ample room for dining and entertaining.

Large windows and direct access to the terrace allow for an abundance of natural light, creating a bright and inviting atmosphere throughout. The generously sized double bedroom provides comfortable accommodation, while the modern bathroom is stylishly appointed.

Externally, the standout feature is the private terrace—ideal for outdoor dining or relaxing—set within a neatly enclosed space for added privacy. Perfect for first-time buyers, investors, or those looking to downsize, this property combines modern convenience with desirable outdoor space.

Ground floor apartment

Private terrace

Spacious open-plan kitchen/living area

Modern fitted kitchen with integrated appliances

Close to train station (Elizabeth Line)

Generous double bedroom

Allocated parking

Approx. 562 sq. ft. of living space

Well-maintained modern development

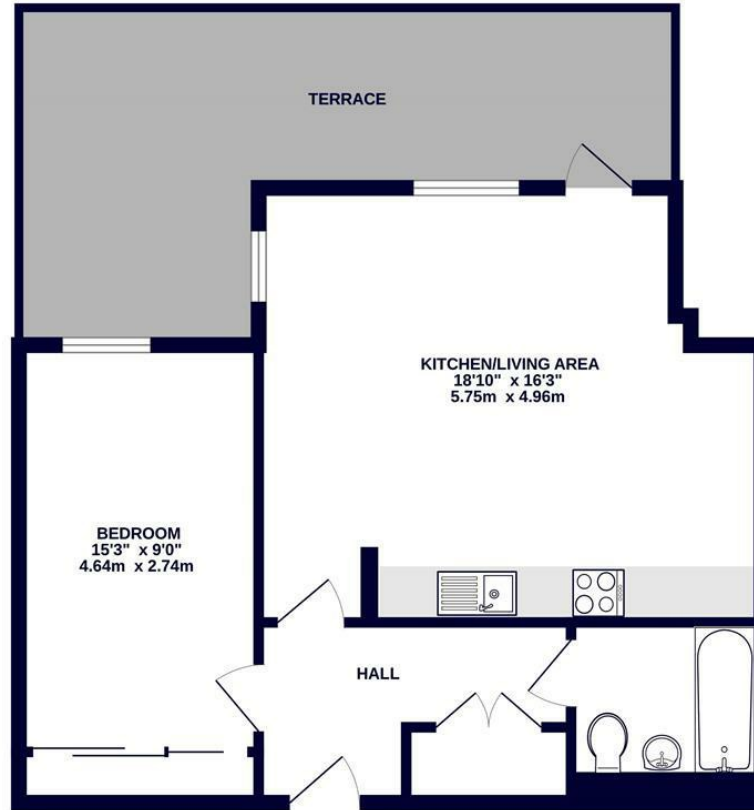
Ideal for first-time buyers or investors

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.





GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 562 sq.ft. (52.2 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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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	86	86
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		
England & Wales		03 December 2022/01/18°C	

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.