



## Padcroft Road, West Drayton, UB7 7RB

- Two bedroom ground floor maisonette
- Shared front garden
- Short walk to West Drayton station (Crossrail)
- No upper chain
- Allocated parking bay
- Contemporary interior finish
- 151 Year lease
- Close to local amenities

**Asking Price £280,000**



**Description**

A great opportunity to purchase this two bedroom ground floor maisonette which is presented to the market with the added benefits from an allocated parking bay and spacious accommodation with a contemporary interior finish. Padcroft Road is in prime location being only a short walk from West Drayton station.

**Accommodation**

Providing accommodation that briefly comprises, spacious living room which is open plan to the kitchen fitted with a range of gloss wall and floor units with black granite effect work surfaces and featuring a sociable breakfast bar. There are two double bedrooms and a bathroom with shower cubicle with fully tiled walls.

**Outside**

To the outside of the property is allocated parking bay and a shared front garden.

**Situation**

West Drayton offers excellent transport links. The area benefits from quick access to central London, with journeys to Bond Street from West Drayton taking just 30 minutes. Additionally, Heathrow Airport is just a short drive away, making international travel easily accessible. With good local bus services and road connections, including the M4 and M25, West Drayton offers exceptional transportation options for residents. Combined with local amenities such as shops, schools, and green spaces.

**Terms and notification of sale**

Tenure: Leasehold  
Lease: Approximately 151 years  
Council tax band: C  
Ground Rent: £150 P/A  
Service Charge: £2626 P/A



**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