

# 6 Wintergreen Boulevard

West Drayton • • UB7 9GU  
Offers In Excess Of: £350,000



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West Drayton • • UB7 9GU

A unique and sizeable two bedroom, two bathroom ground floor apartment offering it's own private garden terrace and offered to the market with the benefit of no chain. The property is presented in great condition throughout with modern interiors and boasts plenty of natural light making this apartment a great space. At over 850 sq. ft. the living accommodation starts with a large entrance hall, utility cupboard, family bathroom, 25ft x 11ft open plan kitchen/living/dining room with terrace access, 13ft double second bedroom and 13ft master bedroom with the advantage of an ensuite. Both benefit from built in wardrobes.

No chain

Ground floor apartment

Two bedrooms & two bathrooms

854 sq.ft

Full width private terrace

Fitted wardrobes

Great condition throughout

Gated, undercroft parking

Sought after development

0.5 miles from West Drayton Train Station (Elizabeth Line)

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

\*Investors only, currently let at £1800pcm\* A unique and sizeable two bedroom, two bathroom ground floor apartment offering it's own private garden terrace and offered to the market with the benefit of no chain. The property is presented in great condition throughout with modern interiors and boasts plenty of natural light making this apartment a great space. At over 850 sq. ft. the living accommodation starts with a large entrance hall, utility cupboard, family bathroom, 25ft x 11ft open plan kitchen/living/dining room with terrace access, 13ft double second bedroom and 13ft master bedroom with the advantage of an ensuite. Both benefit from built in wardrobes.

### Outside

Doors from the living room open onto the private garden terrace which offers superb outdoor space being the width of the apartment and there is an allocated parking spot which is gated and secure. The apartment block also has a bike store and communal garden located on the first floor.

### Location

Clovelly Court is a modern apartment block situated on the much sought after Drayton Garden Village Development which is arguably West Drayton's most popular development. It is located just a short distance from West Drayton High Street with its range of independent shops, restaurants and good transport links via various bus routes and the Train Station providing fast and frequent train access in and out of London via the superb Elizabeth Line. Heathrow Airport, Stockley Business Park and the M4 are all within easy reach.





### Schools:

West Drayton Academy 0.2 miles  
Cherry Lane Primary School 0.6 miles  
St Catherine Catholic Primary School 0.7 miles



### Train:

West Drayton Station 0.6 miles  
Hayes & Harlington Station 1.7 miles  
Iver Station 2.0 miles



### Car:

M4, A40, M25, M40



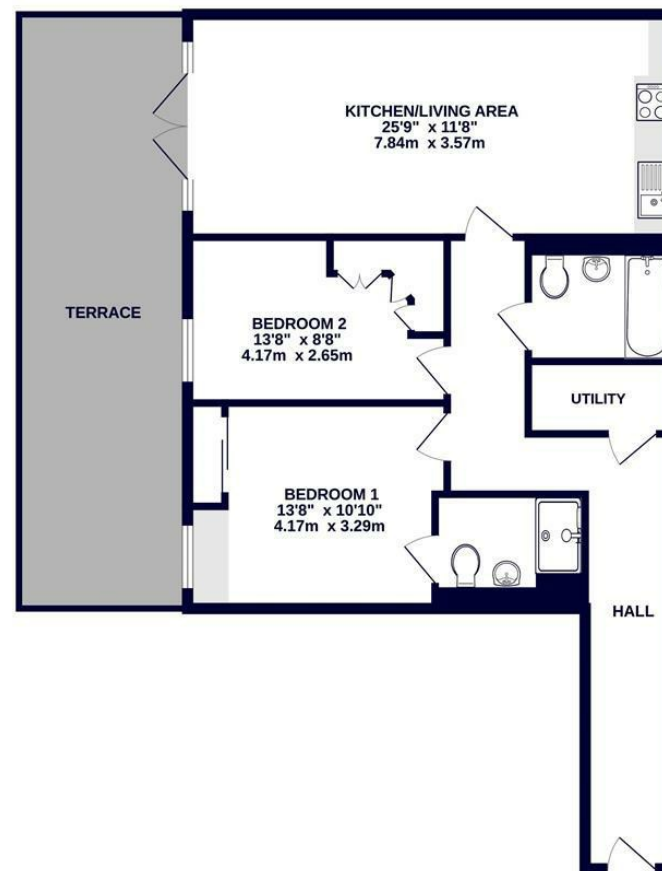
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
854 sq.ft. (79.3 sq.m.) approx.



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TOTAL FLOOR AREA: 854 sq.ft. (79.3 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 misstatement. 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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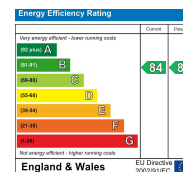
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