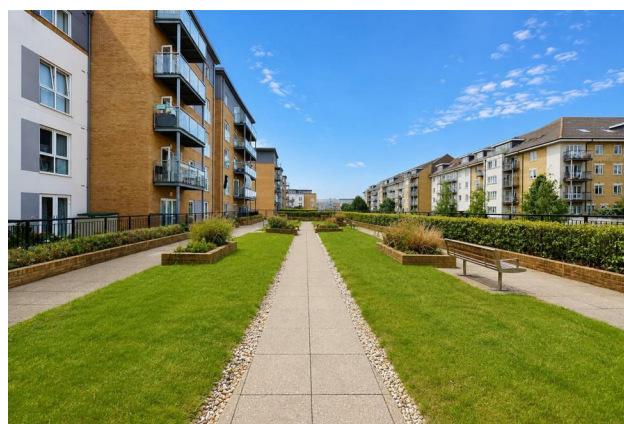




Pennyroyal Drive, West Drayton, UB7 9GX

- First floor one bedroom apartment
- Open plan living space & Contemporary fitted kitchen
- Spacious double bedroom
- Landscaped communal grounds
- Private balcony
- Allocated parking
- Sought after development
- Walking distance to the Elizabeth Line

Guide Price £270,000

1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.

Description

Beautifully presented throughout, this exceptional first floor one bedroom apartment combines contemporary design with bright, well balanced living space to create an ideal home for first time buyers, professionals or investors alike. Set within the highly regarded Wintergreen Boulevard development, the apartment enjoys stylish interiors, generous proportions and a private balcony, all complemented by the convenience of allocated covered parking.

The heart of the home is the impressive open plan kitchen, dining and living area, designed with both everyday living and entertaining in mind. Filled with natural light, the space offers clearly defined seating and dining areas, while full height glazed doors open onto a private balcony, providing a seamless extension of the living accommodation and an ideal spot to relax outdoors.

The contemporary kitchen is thoughtfully arranged with a range of fitted units and integrated appliances, offering excellent storage and preparation space while maintaining a clean, modern aesthetic.

The bedroom is a particularly generous double, complete with fitted wardrobes and ample space for additional furniture if desired. The stylish bathroom is finished in a timeless, neutral design, creating a calm and inviting space.

Wintergreen Boulevard is a well established and highly regarded development, known for its attractive landscaped communal grounds and excellent location. Residents enjoy a peaceful setting while remaining within easy reach of a wide range of local amenities.

A Sainsbury's supermarket is just a short stroll away for everyday convenience, while West Drayton High Street offers an excellent selection of shops, cafés and restaurants. West Drayton Station (Elizabeth Line) is within easy reach, providing fast and direct connections to Paddington, Bond Street, Liverpool Street, Canary Wharf and Heathrow Airport, making this an outstanding location for commuters and frequent travellers alike.

Further enhancing the appeal, the apartment benefits from an allocated covered parking space positioned adjacent to an electric vehicle charging point, offering both convenience and practicality.

Additional Information

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

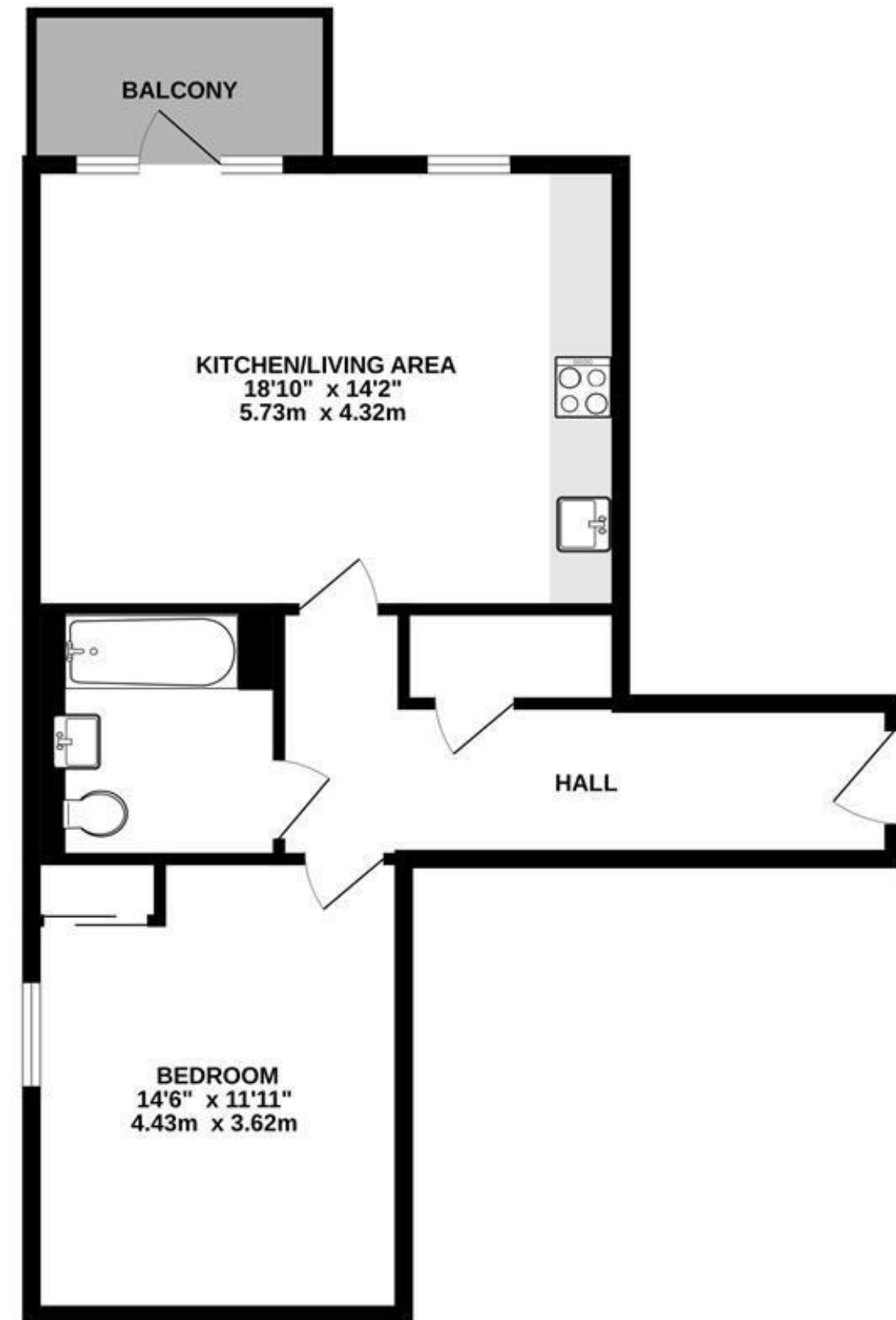
Council tax band: C

EPC rating: B

Lease term: 116 years remaining

Service charge: £1,800 per annum

Ground rent: £520 per annum



TOTAL FLOOR AREA : 623 sq.ft. (57.9 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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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