

The Glebe

West Drayton • • UB7 9JF

Guide Price: £270,000



coopers
est 1986

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West Drayton • • UB7 9JF

A well laid out and spacious two double bedroom apartment that is arranged over two floors, the accommodation stretches to 741 sq ft making it ideal for those looking to take their first step on the property ladder as well as being a good investment prospect. This property is in need of some modernisation and presents a fantastic blank canvas to put your own stamp on. The accommodation consists of entrance hallway that leads through to the 9ft kitchen and generous 15ft living room. To the first floor are the two double bedrooms both with fitted cupboards and bathroom.

No chain

Two bedroom apartment

Split level

741 sq.ft

Blank canvas

Ample living space

External storage

Communal gardens

Residential location

Close to transport links/amenities

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

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Outside

The property enjoys the benefit of having an external storage shed whilst the block itself also enjoys well tended communal gardens.

Location

The Glebe is a popular residential road conveniently located providing good access and within easy reach of a variety of amenities including local shops, bus routes & numerous schools. Heathrow Airport & Stockley Business Park can be found just a short distance away, along with West Drayton High Street and of course not forgetting the train station (Elizabeth Line).



Schools:

Cherry Lane Primary School 0.2 miles
St Martin's Church of England Primary School 0.4 miles
Laurel Lane Primary School 0.4 miles



Train:

West Drayton Station 0.9 miles
Heathrow Express Terminals 1, 2 & 3 Station 1.9 miles
Iver Station 1.9 miles



Car:

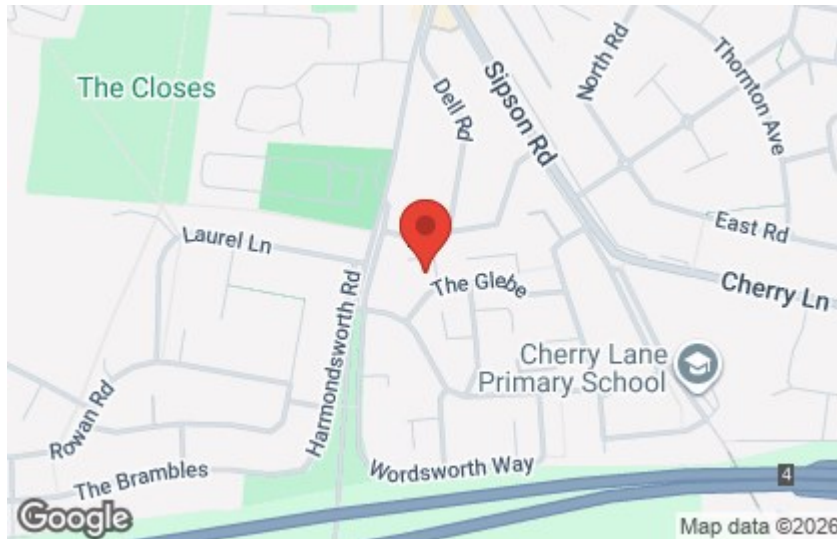
M4, A40, M25, M40



Council Tax Band:

C

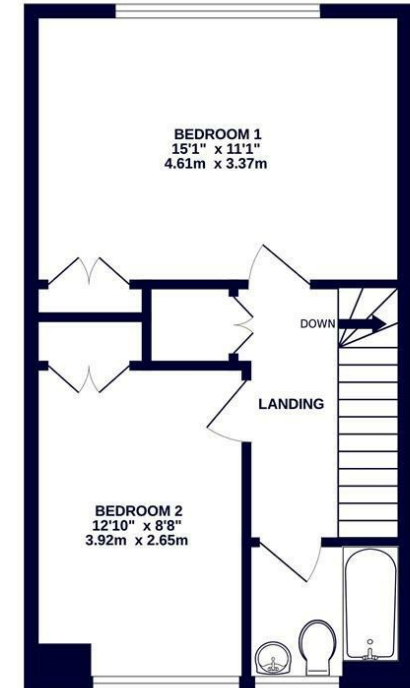
(Distances are straight line measurements from centre of postcode)



3RD FLOOR
337 sq.ft. (31.3 sq.m.) approx.



4TH FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 741 sq.ft. (68.9 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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01895 459 950

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 | 75 | 76 |
| Not very energy efficient - higher running costs | E | | |
| Energy inefficient - higher running costs | F | | |
| Very energy inefficient - higher running costs | G | | |

England & Wales
EPC Directive 2002/91/EC

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.