

Chantry Close

West Drayton • • UB7 7FQ

Guide Price: £300,000



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est 1986

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Welcome to Burnham House — a beautifully renovated apartment offering stylish, modern living in a peaceful canal-side setting. This turnkey home requires no work, making it ideal for buyers seeking immediate comfort and convenience.

The bright open-plan 16ft living area features wood flooring and a sleek, contemporary kitchen with integrated appliances. A spacious king bedroom and a high-spec bathroom complete the well-designed interior.

The real highlight is the large south facing private terrace overlooking the canal — perfect for relaxing or entertaining outdoors.

Set within a secure, well-maintained building close to local shops, transport links, and green spaces, this apartment blends modern design with waterside tranquility.

One bedroom

Apartment

First floor

Immaculate condition throughout

Ideal for first time buyers

Canal view

Large private terrace

Allocated parking

Close to station (Elizabeth Line)

578 sqft

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

Upon entering through the front door, you step into a central hallway that neatly connects each room. To your right, you'll find a contemporary kitchen, fitted with modern cabinetry, integrated appliances, and ample counter space. Flowing from the kitchen is the spacious living/dining room. From the living area, double doors lead directly out to a generously sized private terrace, which faces the tranquil canal — a rare and standout feature perfect for outdoor dining or enjoying the view. Off the hallway, you'll find a beautifully finished king bedroom which is 12.3ft x 12ft, complete with a large window that fills the room with natural light. Adjacent is a modern bathroom featuring a full-sized bathtub with shower, a sleek basin, and WC — all recently renovated to a high standard.

Outside

Double french doors from the living room open on to an expansive private terrace with stunning views overlooking the Grand Union Canal, with the additional benefit of being south facing, this means plenty of sunlight to enjoy. There is also an allocated undercroft parking space for one car.

Location

Burnham House is a luxury development of apartments that back onto The Grand Union Canal and found only a short walk from West Drayton High Street and the Train station, benefitting from the popular Elizabeth Line providing fast and frequent access into London. Reaching Paddington in 25 minutes and Canary Wharf in 50 minutes. Heathrow Airport, Stockley Park and the M4 with its links to London and The Home Counties are all a short drive away.





Schools:

St Matthew's CofE Primary School 0.2 miles
 Rabbsfarm Primary School 0.3 miles
 St Catherine Catholic Primary School 0.7 miles



Train:

West Drayton Station 0.4 miles
 Iver Station 1.3 miles
 Uxbridge Station 2.2 miles



Car:

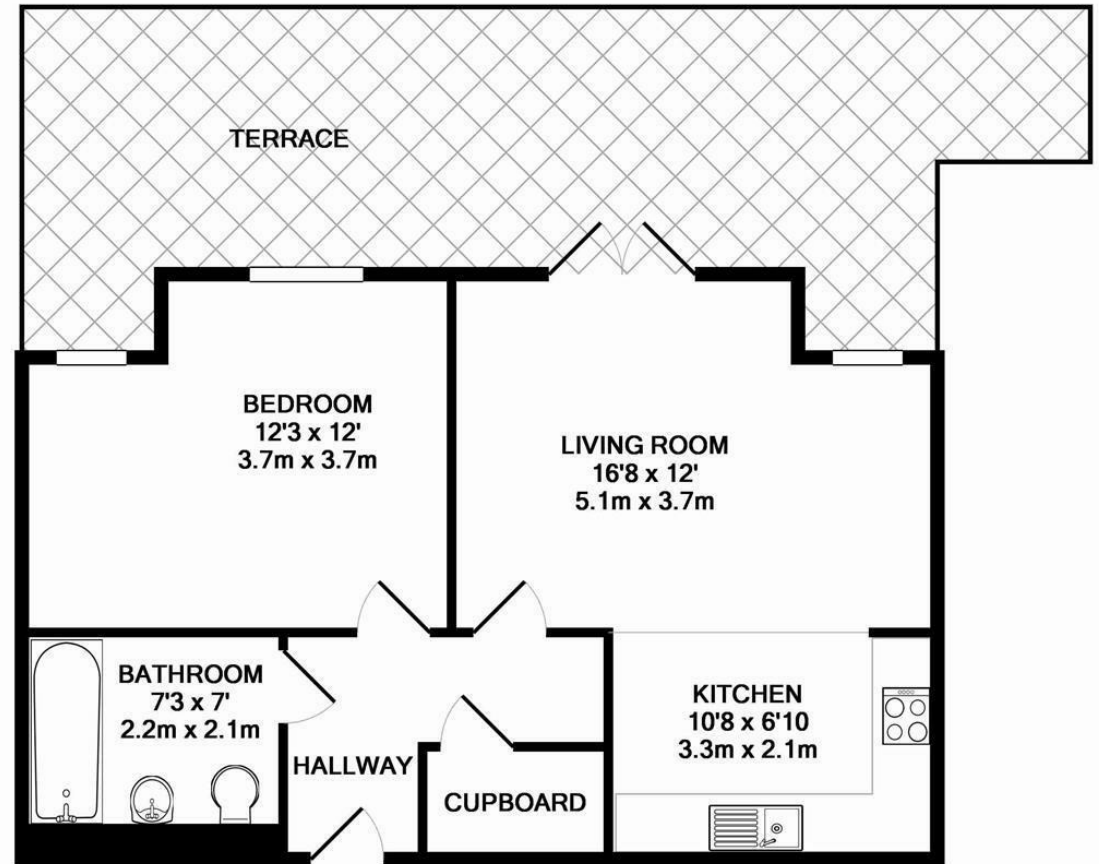
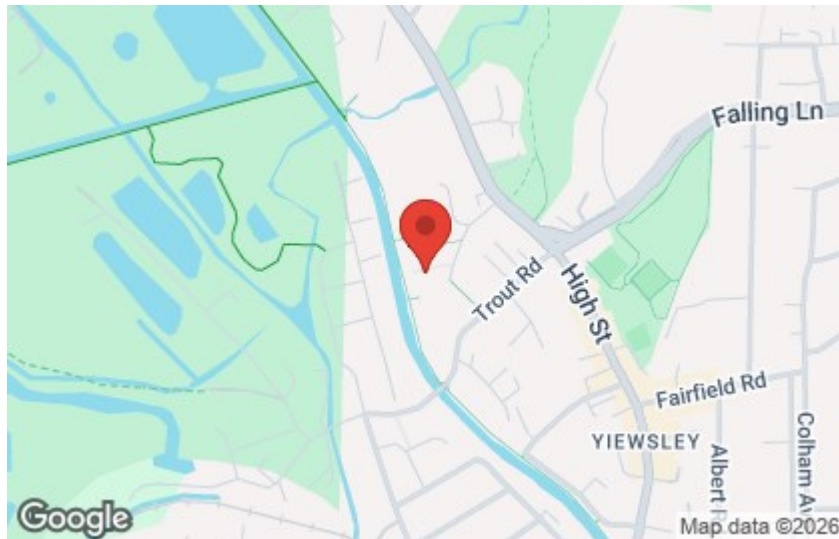
M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



TOTAL APPROX. FLOOR AREA 578 SQ.FT. (53.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	Potential
Very energy efficient - lower running costs		
A++ (101-120)		
A+ (81-100)		
A (61-80)		
B (41-60)		
C (21-40)		
D (1-20)		
Not energy efficient - higher running costs		
England & Wales EPC Standard 2020/01/18		

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.