Trout Road

West Drayton • • UB7 7FW

Guide Price: £330,000



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Situated in a ultra desirable canalside setting, this spacious two-bedroom apartment offers contemporary open-plan living, complemented by a stunning private balcony overlooking the picturesque Grand Union Canal. The property features a generous kitchen/living area, two well-proportioned double bedrooms, two bathrooms and excellent natural light throughout, making it an ideal purchase for first-time buyers and investors alike. Perfectly positioned just moments from West Drayton station, residents can enjoy convenient access to the Elizabeth Line, providing excellent transport links into London and beyond. Combining spacious accommodation, an attractive waterside outlook and superb connectivity, this is an excellent opportunity to acquire a home in a sought-after location.

- Stunning balcony overlooking the picturesque Grand Union Canal
- Spacious two-bedroom apartment, approximately 768 sq. ft.
- Generous open-plan kitchen/living area, ideal for modern living
- Contemporary fitted kitchen with integrated appliances
- Two well-proportioned bedrooms
- Excellent natural light throughout the accommodation
- Desirable canalside setting with attractive waterside views
- Moments from West Drayton station and the Elizabeth Line
- Convenient transport links into London and beyond
- Ideal purchase for first-time buyers and investors alike

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.







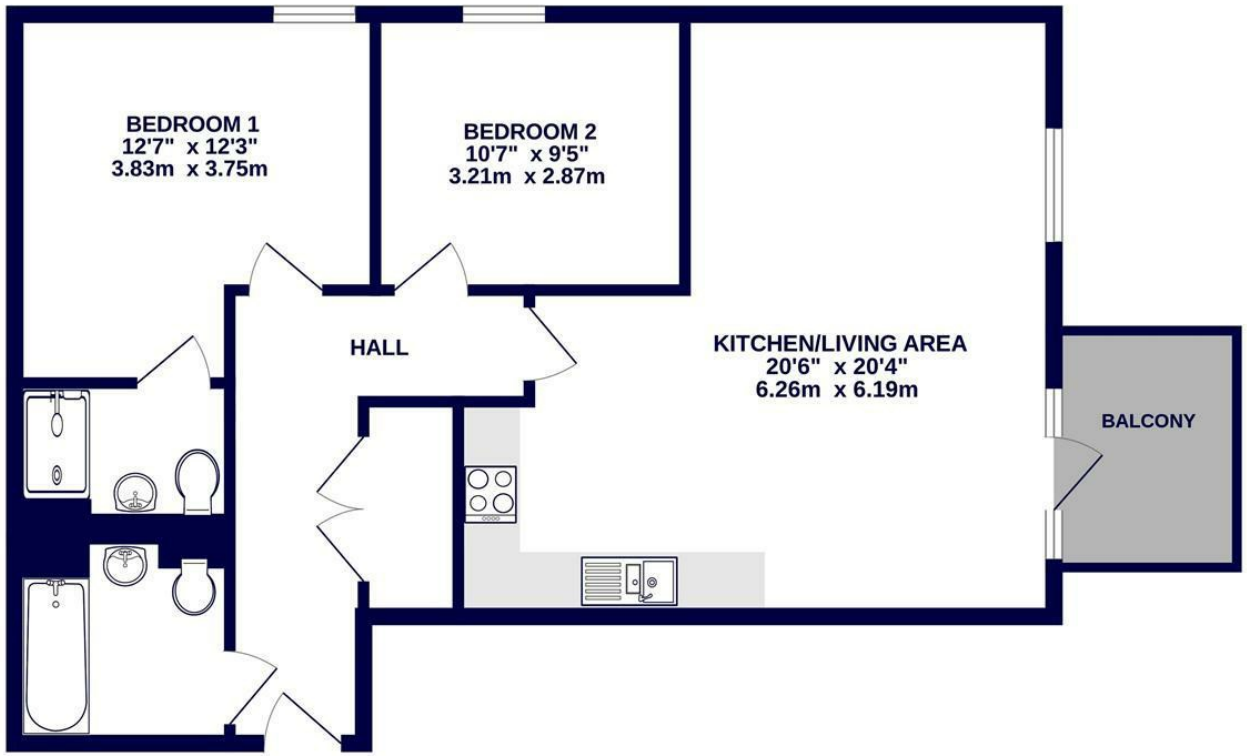








2ND FLOOR
768 sq.ft. (71.3 sq.m.) approx.

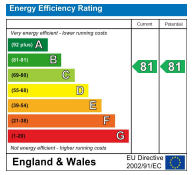


TOTAL FLOOR AREA : 768 sq.ft. (71.3 sq.m.) approx.

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 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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