



Boxwood Close | West Drayton | UB7 9PD

A spacious and well-presented 301.39 sq ft **studio apartment** offering a rare **separate kitchen** and a fantastic opportunity in the heart of West Drayton. Ideally positioned close to the High Street, **Elizabeth Line** and excellent transport links, providing easy access to Central London, Heathrow Airport and Stockley Business Park. With an impressive **rental potential of £1,050 pcm** (approx. **7.5% gross yield**) and the added benefit of a **999-year lease extension available for just £2,500**, this property is a must-see for investors and first-time buyers alike. Call now for further details – not to be missed. Viewings highly recommended.

£168,000

HILTONS ESTATES