

1 Wintergreen Boulevard

West Drayton • • UB7 9FQ
Offers In Excess Of: £340,000



coopers
est 1986

1 Wintergreen Boulevard

West Drayton • • UB7 9FQ

A beautifully presented and generously proportioned two-bedroom ground floor apartment, offering approximately 686 sq. ft. of modern accommodation and benefiting from an exceptional private terrace. The property features a bright and spacious open-plan kitchen/living area with direct access to the outdoor space, creating an ideal setting for both relaxing and entertaining. There are two well-proportioned double bedrooms, a contemporary family bathroom and ample storage throughout. Perfectly suited to first-time buyers, downsizers or investors alike, the apartment is conveniently located on the prized Drayton Garden Village development, close to excellent transport links, local amenities and green open spaces, while offering the rare advantage of a large, completely private terrace ideal for outdoor dining and entertaining.

Spacious ground floor apartment

Exceptional private terrace

Two generous double bedrooms

Modern family bathroom

Well-presented throughout and ready to move into

Approximately 686 sq.ft

Gated, allocated parking

Stunning communal grounds

Highly prized development

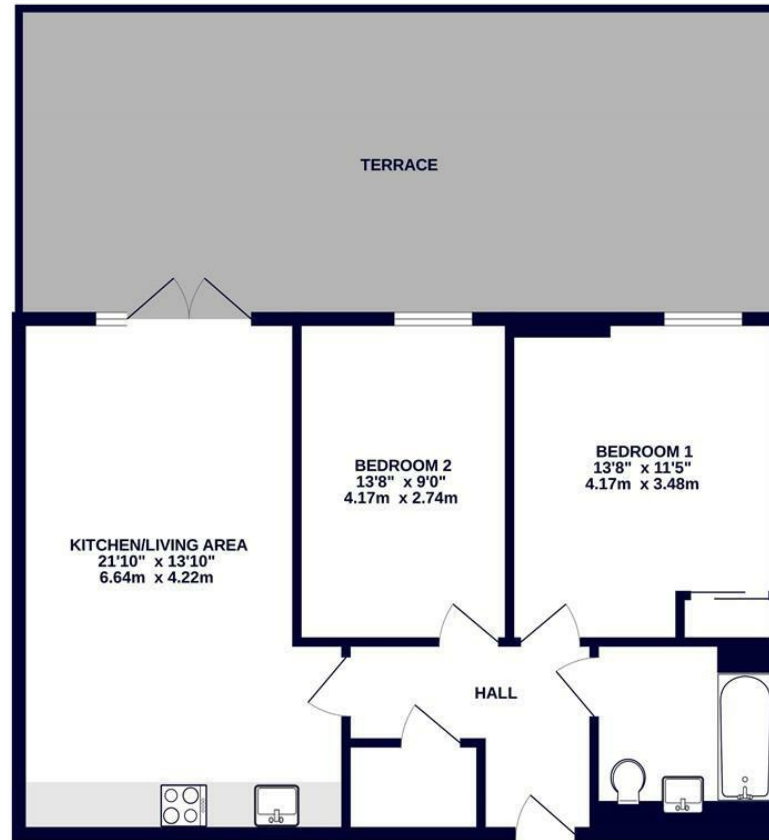
Half a mile from the Train Station

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.





GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 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.
Made with Metropack ©2020



1 Tavistock Road, West Drayton,
Middlesex, UB7 7QT
westdrayton@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	83	83
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		
Not energy efficient - higher running costs			
England & Wales			

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.