

















Wintergreen Boulevard, West Drayton, UB7 9FQ

- Exceptional private terrace extending over 33ft
- Spacious open plan kitchen and reception room
- Elizabeth Line connections from West Drayton
- Beautifully presented throughout with modern interiors
- Generous double bedroom with fitted storage
- Ideal first time purchase or investment opportunity

Guide Price £285,000

Description
Set within the highly regarded Drayton Garden Village, this beautifully presented and thoughtfully staged one bedroom, ground floor apartment offers contemporary living with an exceptional sense of space, complimented by a remarkable private terrace extending in excess of 33 feet. Carefully curated interiors, abundant natural light and a modern specification combine to create a home of considerable appeal.

The accommodation is arranged around a welcoming entrance hall and comprises a generously proportioned double bedroom with ample space for freestanding furniture. Beautifully presented throughout, the bedroom provides a calm and relaxing retreat and is served by a stylish contemporary bathroom finished to a modern specification.

The principal living space is a particularly impressive open plan kitchen, dining and reception room measuring over 21 feet in length. Expertly staged to showcase both its scale and versatility, the room offers an ideal environment for modern living and entertaining. The kitchen is fitted with a range of integrated appliances and ample storage, while large glazed doors draw natural light into the space and provide direct access to the substantial private terrace.

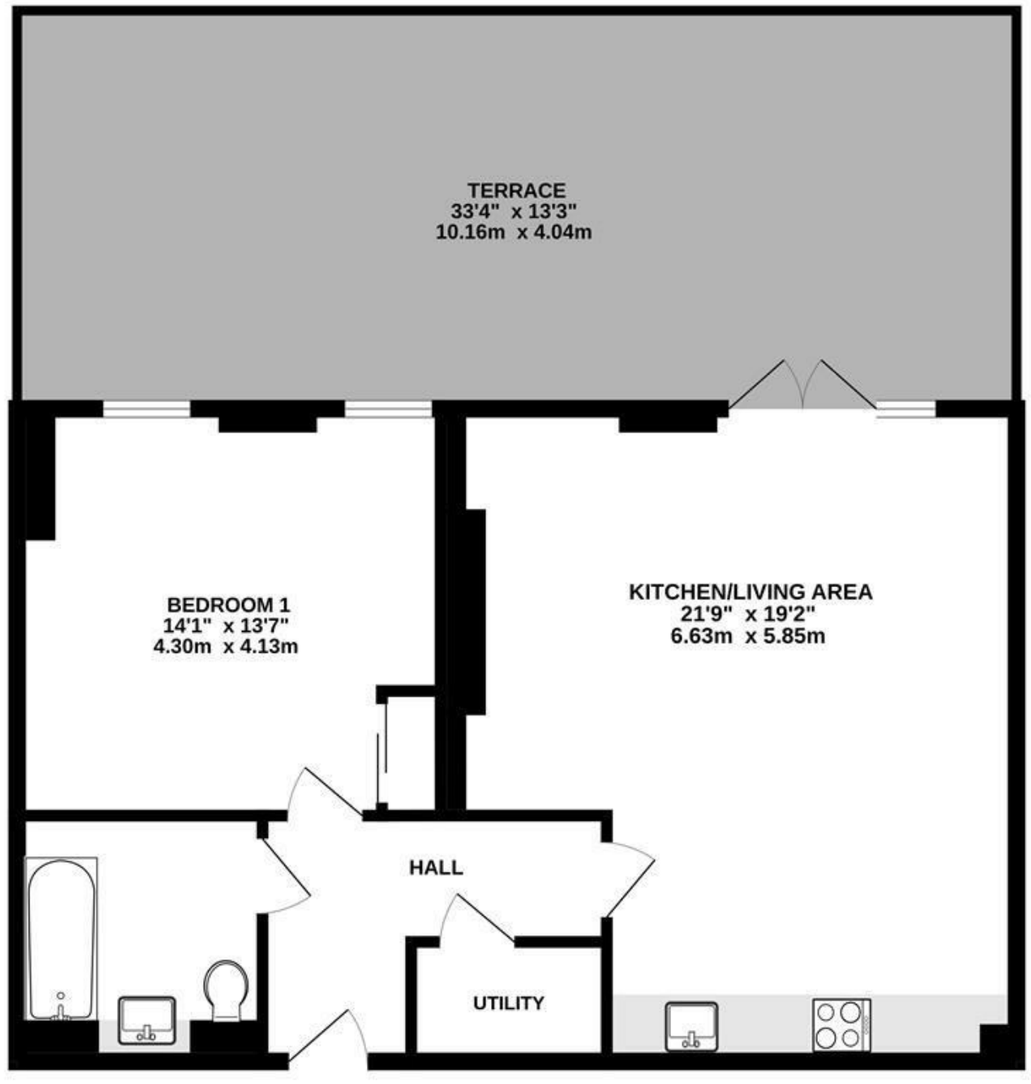
There is one allocated parking bay.

Location
West Drayton has emerged as one of West London's most well vconnected and increasingly sought-after residential locations, benefiting from the transformative Elizabeth Line, which provides swift access to Paddington, Bond Street, the City and Canary Wharf. The area is exceptionally well placed for Heathrow Airport, Stockley Park and the wider motorway network, including the M4 and M25, ideal for commuters and frequent travellers. Residents enjoy a growing selection of cafés, restaurants and everyday amenities, alongside nearby shopping and leisure facilities in Uxbridge, Windsor and Ealing. Surrounded by a variety of green open spaces and waterside walks along the Grand Union Canal, West Drayton offers an appealing balance of connectivity, convenience and lifestyle within easy reach of Central London.

Additional information
Tenure: Leasehold
Local Authority: London Borough of Hillingdon
Council tax band: C
EPC rating: B

Lease term: 118 years remaining
Service charge: £2,100 per annum
Ground rent: £300 per annum

GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.



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TOTAL FLOOR AREA : 697 sq.ft. (64.8 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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