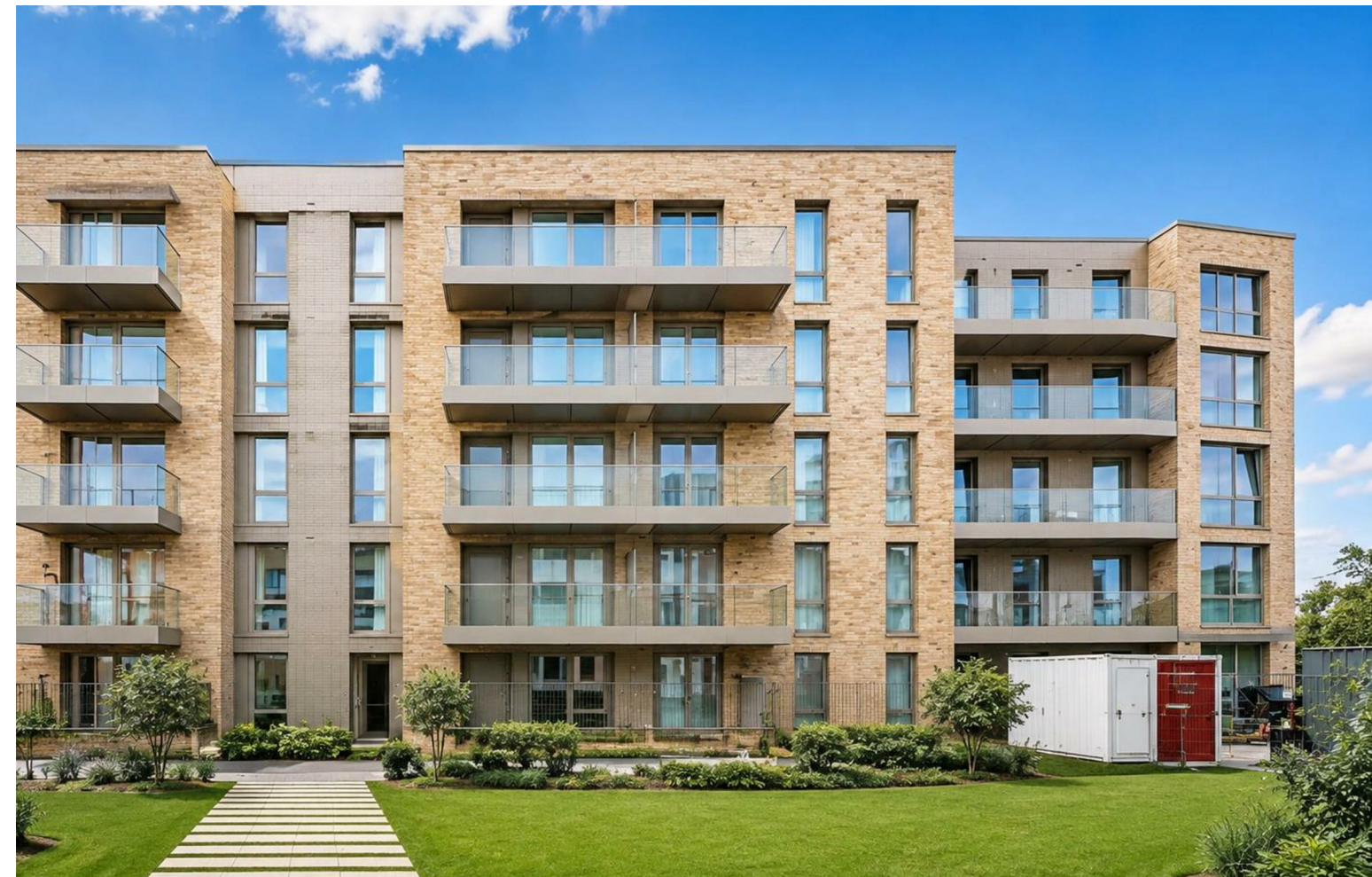




Yardley Court, 1 Garnet Place, West Drayton, UB7 7GA

- Fourth floor apartment within sought after Garnet Place development
- Impressive open plan kitchen and living space throughout
- Approximately 651 sq ft of contemporary accommodation
- Two well proportioned bedrooms with versatile accommodation throughout
- Private balcony enjoying an attractive elevated outlook
- Excellent value opportunity for buyers and investors

Guide Price £320,000

Description

Built in 2018, Yardley Court forms part of Garnet Place, a modern residential development in the heart of West Drayton. This particular apartment occupies a desirable fourth floor position and combines a well considered layout with a private balcony and an impressive open plan living space.

Extending to approximately 651 sq ft (60.5 sq m), the accommodation is centred around the 25'5" x 14'10" kitchen/living area. Generously proportioned and naturally bright, the room provides ample space for separate sitting and dining areas, while the contemporary kitchen is neatly incorporated along one side with sleek cabinetry, integrated appliances and generous worktop space.

The curved elevation and extensive glazing are a particularly attractive feature of the apartment, bringing plenty of natural light into the principal living space and giving the property a more individual feel than many conventionally designed apartments.

There are two well proportioned bedrooms. Bedroom one measures approximately 13'11" x 10'11", comfortably accommodating a double bed and additional furniture, while bedroom two measures approximately 12'4" x 9'0", making it equally suited as a second bedroom, guest room or home office.

The bathroom is finished in a clean contemporary style with a bath and shower above, wash basin, WC, fitted storage and a heated towel rail.

One of the apartment's standout features is its private curved balcony, accessed from the accommodation and providing useful outside space together with an elevated outlook.

Yardley Court enjoys a highly convenient position within Garnet Place, placing West Drayton town centre and its range of shops, cafés and everyday amenities close at hand. West Drayton station is also nearby, providing Elizabeth line services into Central London, making the location particularly appealing for commuters travelling towards Paddington, the West End, the City and Canary Wharf.

With two bedrooms, outside space, approximately 651 sq ft of accommodation and a fourth floor position, the apartment offers a particularly compelling proposition for first time buyers, commuters and investors. At its current asking price, we consider it an excellent value opportunity within this established development and the wider West Drayton apartment market.

Additional information

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: D

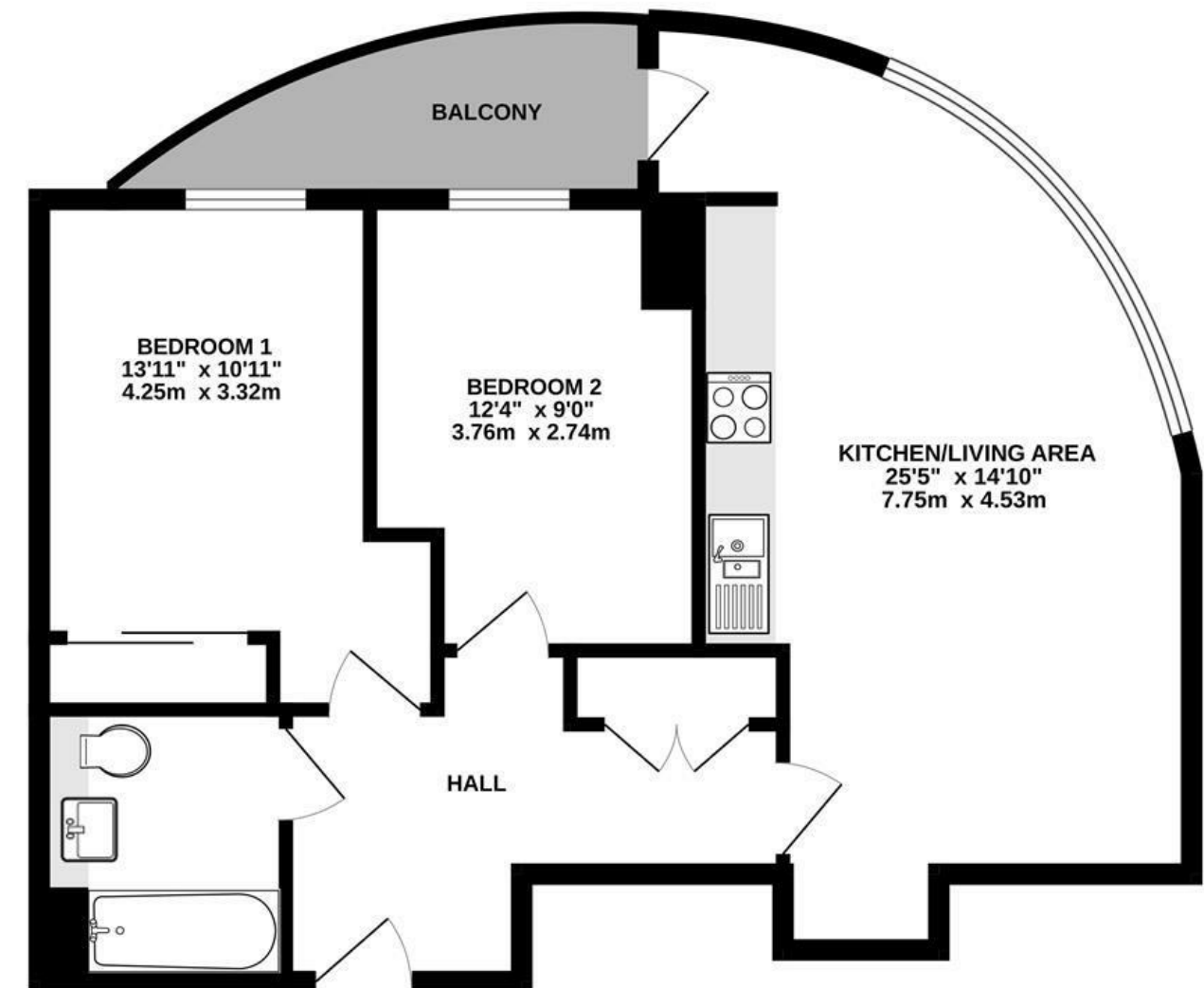
EPC rating: B

Lease term: 991 years remaining

Service charge: £2,865 per annum

Ground rent: £350 per annum

4TH FLOOR
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.5 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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