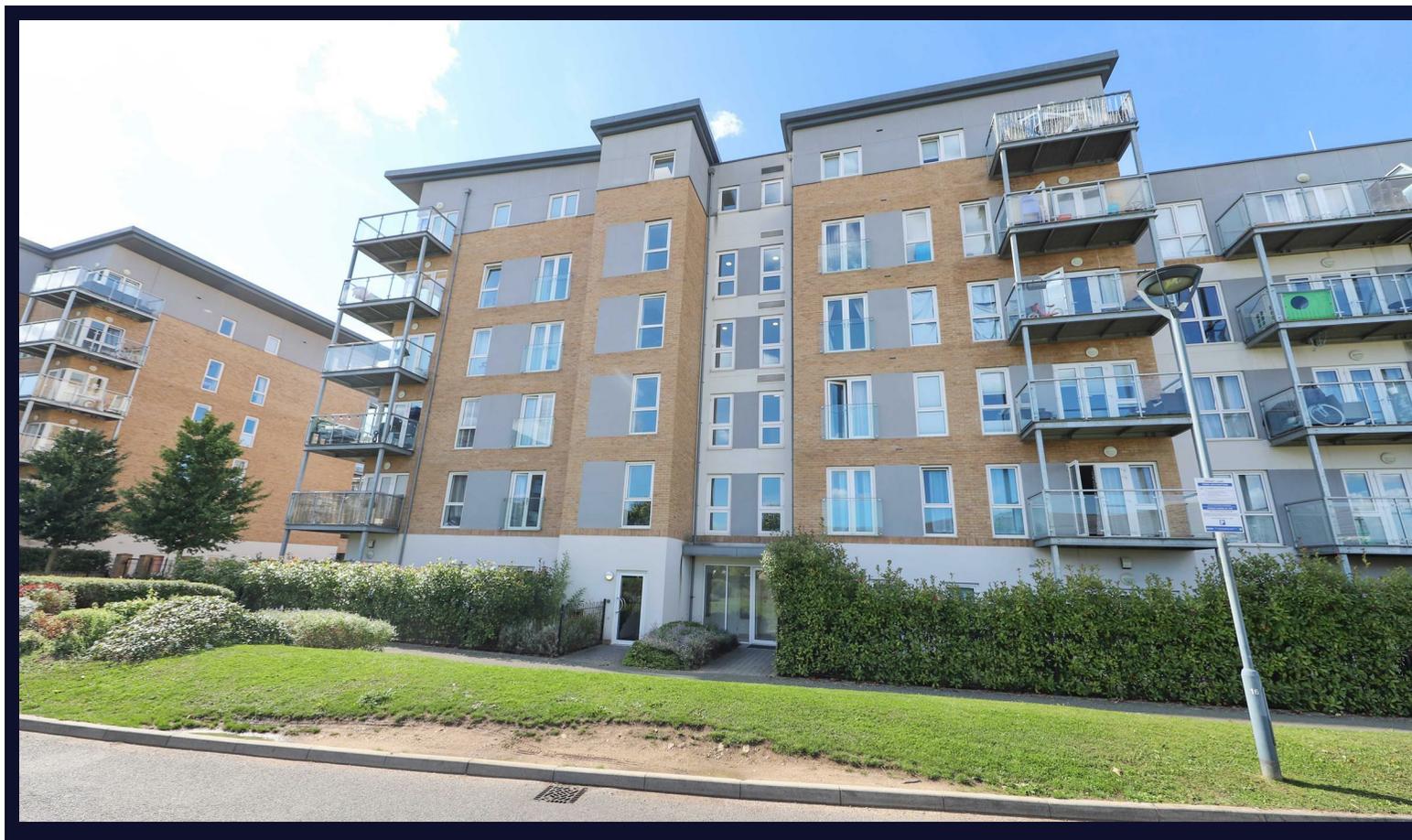


Pennyroyal Drive

West Drayton • • UB7 9GX
Offers In Excess Of: £350,000



coopers
est 1986

Pennyroyal Drive

West Drayton • • UB7 9GX

Located within West Drayton's highly desirable development, this impressive third-floor apartment offers two well-proportioned bedrooms and two modern bathrooms. The property is presented in superb condition throughout and features an inviting entrance hallway, a convenient utility cupboard, and a generous 21ft open-plan kitchen, living and dining area that opens onto an L-shaped balcony. Both bedrooms are doubles, with the principal bedroom benefiting from an en-suite shower room and a Juliette balcony. A stylish family bathroom completes the accommodation.

Two double bedrooms

Bathroom and en suite

Third floor apartment with lift access

Gated, allocated parking

Sizeable 'L' shaped balcony

Communal garden & grounds

0.5 Miles from West Drayton Train Station (Crssorail)

21ft open plan Kitchen/Living/Dining room

Great condition throughout

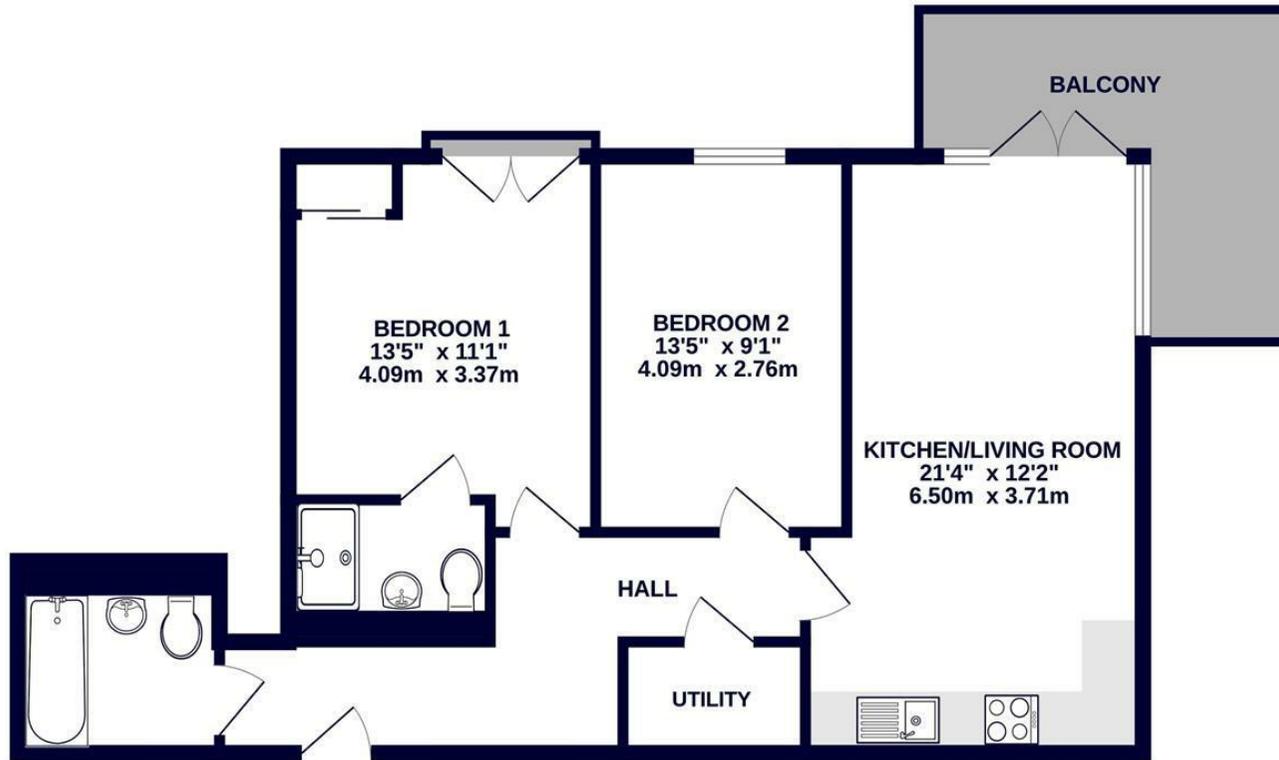
Ideal for first time buyers

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.





3RD FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 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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CoopersResidential.co.uk

Energy Efficiency Rating	
Current	Target
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
85	85
England & Wales	EU Directive 2002/91/EC

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.