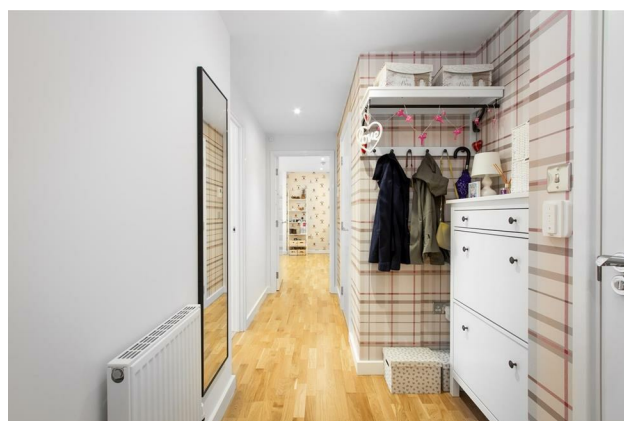
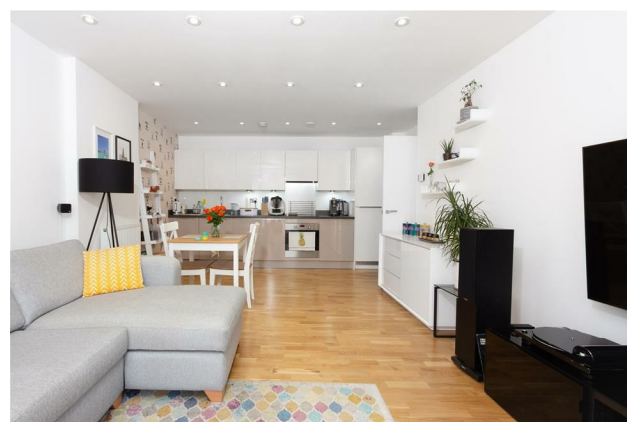




5 Wintergreen Boulevard, West Drayton, UB7 9HL

- Stunning two bedroom second floor apartment
- Gated, allocated parking
- Private balcony
- Prime location
- Exceptional transport links
- Showcasing generously proportioned rooms
- Two modern bathrooms
- 716sqft of accommodation

Asking Price £339,500

Description

This two-bedroom, two-bathroom apartment offers a well-proportioned layout designed for modern living. The interior features a bright, open-plan living and dining area and direct access to a private balcony, the primary bedroom that includes both an en-suite bathroom and built in wardrobes, there is a spacious second bedroom and allocated parking

Accommodation

This thoughtfully designed apartment opens into a welcoming entrance hall, leading into a spacious open-plan living area that flows seamlessly into a well-equipped kitchen. The kitchen features ample storage, integrated appliances, and sleek work surfaces with an inset sink and ceramic hob, There are two generously sized double bedrooms with the primary bedroom offering the added benefit of built-in wardrobes. and an en-suite shower room. The family bathroom is fitted with an enclosed bath, wash basin, and W.C.

Outside

The outside of the property boasts a private balcony with outlooks of the communal landscaped gardens, There is gated access to the allocated parking.

Situation

West Drayton is well regarded for its excellent connectivity and growing appeal among commuters. West Drayton Station provides access to the Elizabeth Line, offering fast and direct services into Central London, the West End and Canary Wharf, as well as convenient links to Heathrow Airport. The nearby M4 and M25 further enhance road connections across London and the wider motorway network.

The area benefits from a good range of local amenities, including shops, supermarkets and independent cafés, with more extensive retail and leisure facilities available in nearby Uxbridge. There are a selection of well regarded schools and access to open green spaces.

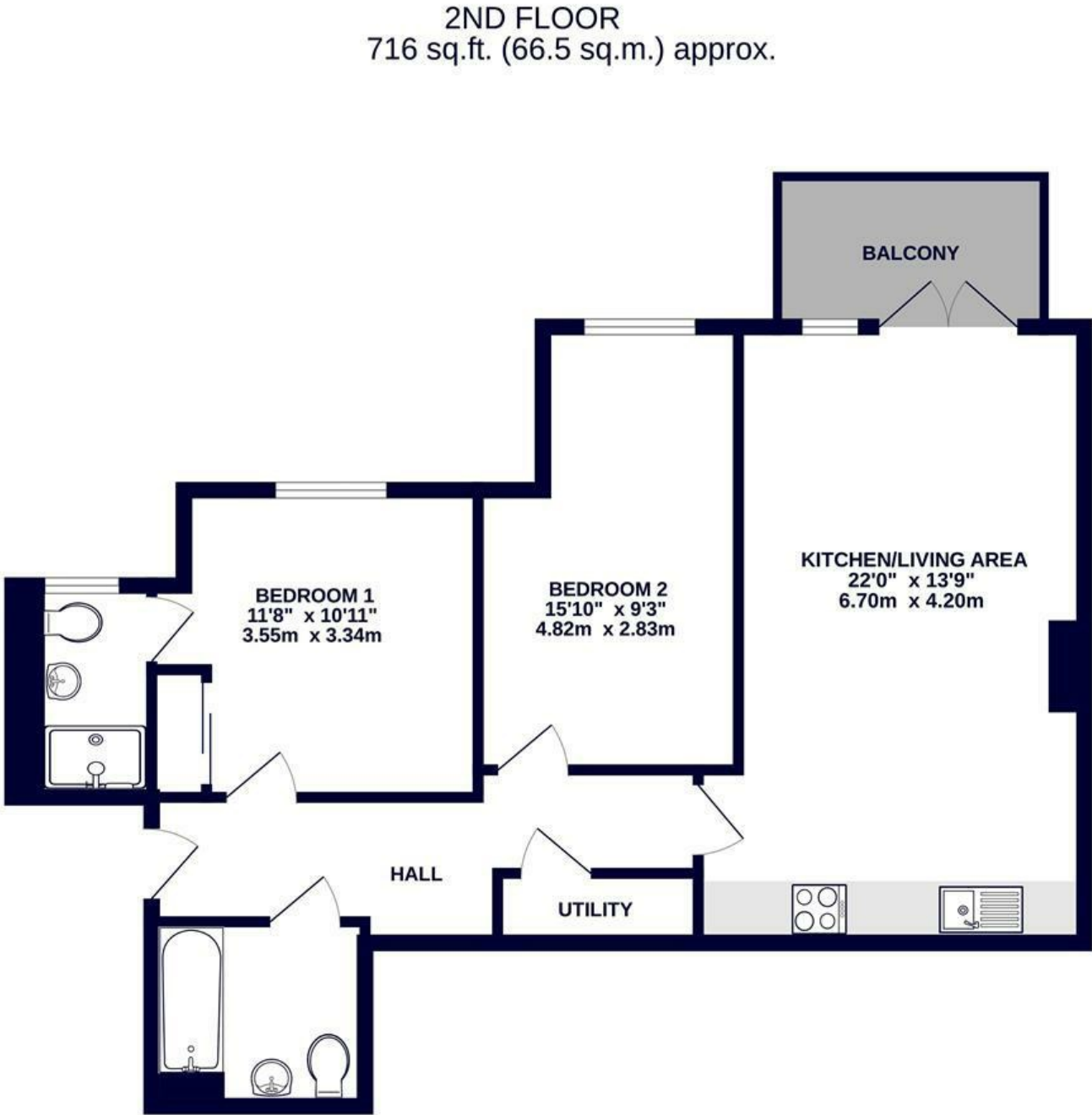
Terms and notification of sale

Tenure: Leasehold
Local Authority: London Borough of Hillingdon
Council tax band: D
EPC rating: B

Lease term: 116 years remaining
Service charge: £2,260 per annum approx
Ground rent: £520 per annum

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts



TOTAL FLOOR AREA : 716 sq.ft. (66.5 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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