

# 13 Pennyroyal Drive

West Drayton • • UB7 9FF  
Offers In Excess Of: £360,000



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est 1986



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This modern ground-floor apartment is set within a contemporary purpose-built block on the ever sought after Drayton Garden Village development and is ideally suited to wheelchair access, with a thoughtfully designed, step-free layout throughout. It offers a bright open-plan kitchen, dining and reception area with curved architectural features and direct access to a private patio, two generous double bedrooms and two modern bathrooms, including a fully adapted wet room. The interiors are finished to a high standard, while the building's smart brick exterior, balconies and landscaped surroundings create a comfortable and practical home.

Ground floor apartment

Two double bedrooms

Private garden terrace

913 sq.ft

Adapted wet room

En-suite bathroom

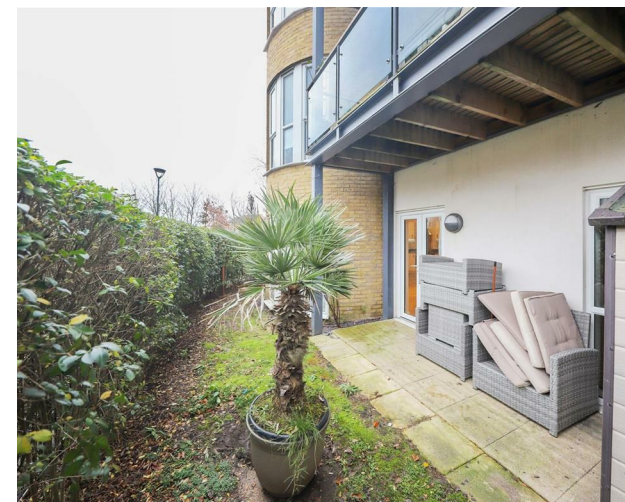
Engineered oak flooring

Allocated, gated parking

Vast communal grounds

0.5 miles from West Drayton Train Station (Elizabeth Line)

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.



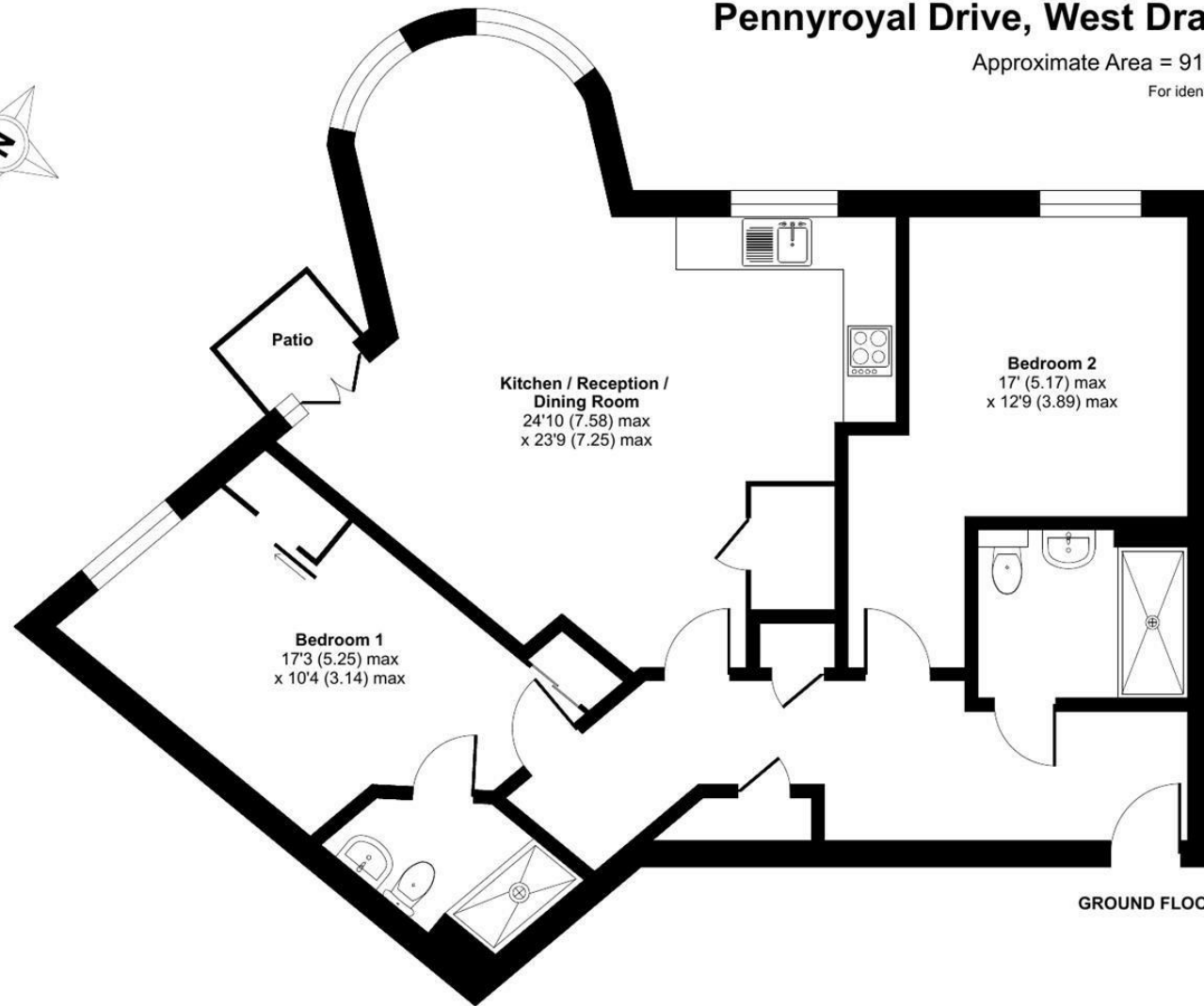




# Pennyroyal Drive, West Drayton, UB7

Approximate Area = 913 sq ft / 84.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Coopers. REF: 1403908

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1 Tavistock Road, West Drayton,  
Middlesex, UB7 7QT

westdrayton@coopersresidential.co.uk

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Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
Very energy efficient - A		
Energy efficient - B		
Decent - C	78	78
Below average - D		
Not energy efficient - E		
Very not energy efficient - F		
Not energy efficient - G		
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.