

4 Garnet Place

West Drayton • • UB7 7GF

Guide Price: £495,000



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est 1986

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This stunning three-bedroom, two-bathroom apartment is set within a modern development, offering contemporary living in excellent condition throughout. Positioned on an upper floor, the property boasts a bright and spacious open-plan kitchen, living and dining area, finished to a high standard with sleek cabinetry, integrated appliances and ample space for entertaining.

Large windows and access to a private balcony flood the living space with natural light, creating a warm and inviting atmosphere. The apartment comprises three well-proportioned bedrooms, including a generous principal bedroom with access to a second private balcony and a stylish en-suite bathroom. A further modern family bathroom serves the remaining bedrooms.

Finished with neutral décor, quality fittings throughout and having no onward chain, this home is ideal for both owner-occupiers and investors alike. Conveniently located within close proximity to the Elizabeth Line, the property offers excellent transport links into Central London and beyond, as well as easy access to local amenities.

Three spacious bedrooms

Two modern bathrooms (including en-suite)

Large open-plan kitchen/living/dining area

• Contemporary fitted kitchen with integrated appliances

Two private balconies

Sixth floor position with great natural light

Approx. 958 sq. ft. of internal space

No onward chain

Allocated parking for two cars

• Close to Elizabeth Line station with superb transport links

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.





6TH FLOOR
958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA: 958 sq.ft. (89.0 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	88	88
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		
England & Wales		03 October 2022	2022/01/10

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.