

# Warwick Road

West Drayton • • UB7 9GZ  
Guide Price: £390,000



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A well-presented two-bedroom third-floor apartment offering approximately 737 sq. ft. of bright and spacious accommodation.

The property features a generous open-plan kitchen/living area with ample space for dining and entertaining, leading directly onto a private balcony. The kitchen is neatly arranged with good storage and worktop space.

There are two well-proportioned double bedrooms, both neutrally decorated and offering flexible use. The apartment further benefits from two modern bathrooms, finished to a contemporary standard.

Additional features include a welcoming entrance hall, recessed lighting, modern finish throughout, triple glazing in the kitchen and living room and then double glazing throughout the rest of the property. The property is offered in good decorative order and is ready for immediate occupation.

An ideal purchase for first-time buyers, professionals or investors. Early viewing advised.

Two bedroom

Apartment

En suite

Great condition throughout

Ideal for first time buyers

Private balcony

22ft Living room

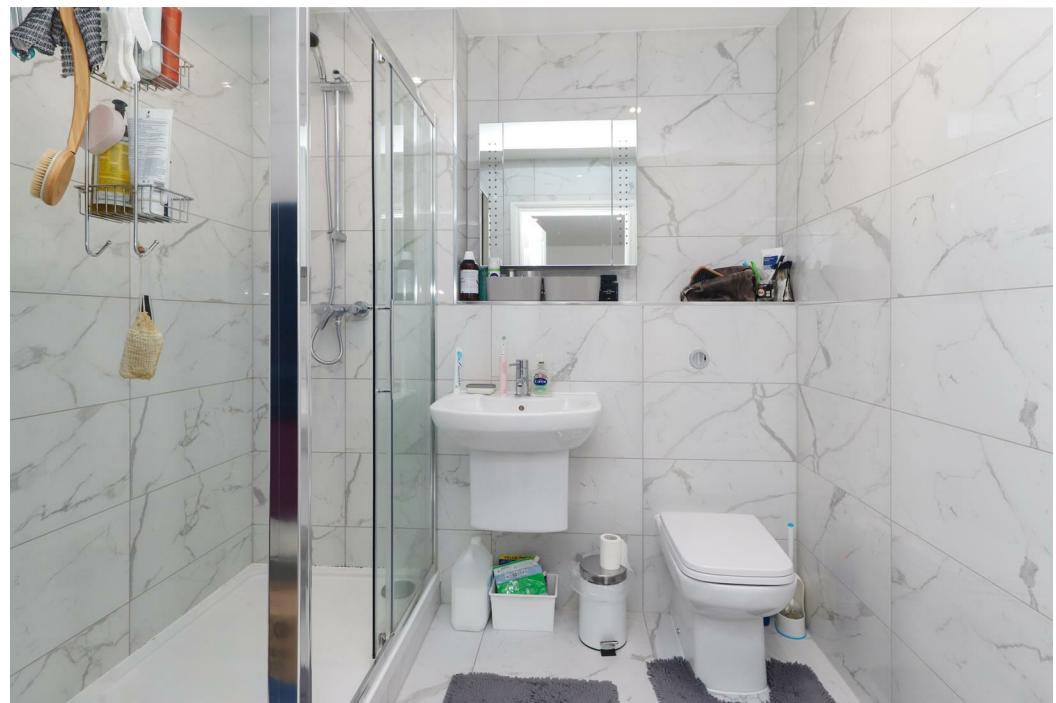
0.1 miles from West Drayton station (Elizabeth Line)

Top floor

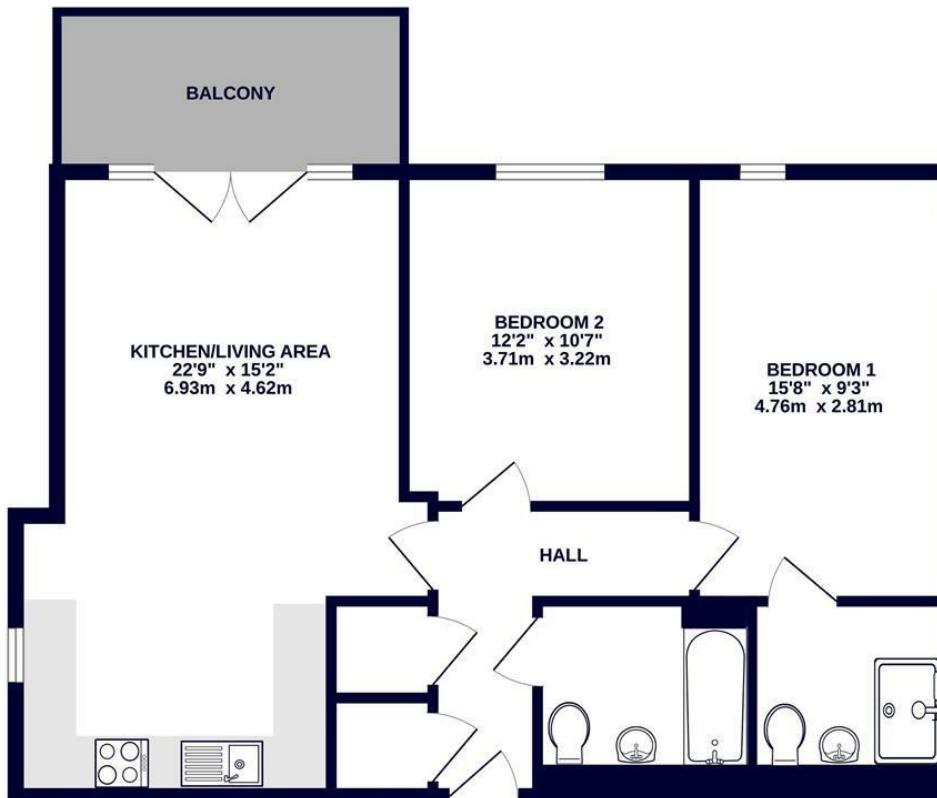
15ft Master bedroom

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  
737 sq.ft. (68.5 sq.m.) approx.



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TOTAL FLOOR AREA: 737 sq.ft. (68.5 sq.m.) approx.  
Whilst every attempt has been made to ensure accuracy in the details, 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
Very energy efficient - lower running costs	
2019/20 A	86
2019/20 B	86
2019/20 C	
2019/20 D	
2019/20 E	
2019/20 F	
2019/20 G	
All energy efficient - higher running costs	
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.