

## Thorney Mill Road, West Drayton, UB7 7DL

- Waterside Development
- En-suite To Master Bedroom
- Gated Entrance
- Very well presented
- Large private terrace
- Two Double Bedrooms
- Video Entry phone
- Allocated parking

**Asking Price £299,000**

### Description

A beautifully presented two bedroom, two bathroom apartment situated within this idyllic waterside development. Offering bright and spacious accommodation throughout, this stylish property features a generous living area with direct access to a large private terrace, a modern fitted kitchen, two double bedrooms, a contemporary en-suite shower room to the principal bedroom, and a separate family bathroom.

### Accommodation

The apartment offers well-proportioned accommodation that briefly comprises an entrance hall with built-in storage, a spacious living room opening onto the private terrace, and a fitted kitchen with a range of storage units and drawers, ample work surfaces, space for appliances, an integrated electric oven, an inset hob with extractor hood over.

There is a modern bathroom with partly tiled walls and tiled flooring. The primary bedroom benefits from a superb fully tiled en-suite shower room, while the second bedroom is also generously sized.

### Outside

This development benefits from a gated entrance, an allocated parking space for one car, additional visitor parking bays, and beautifully maintained communal gardens with views over the River Colne.

There is also the added benefit of a large private terrace accessed directly from the living room.

### Situation

Positioned within this sought after location close to The Green in West Drayton offering all the benefits of being situated close to West Drayton High Street and West Drayton mainline station, whilst enjoying this idyllic setting. There is access to the nearby Heathrow International Airport and Stockley Business Park and excellent road communications with the M4, M40 and M25 in close proximity.

### Terms of Notification Of Sale

Tenure: Leasehold

Lease: approximately 94 Years

Ground Rent: £300 per annum

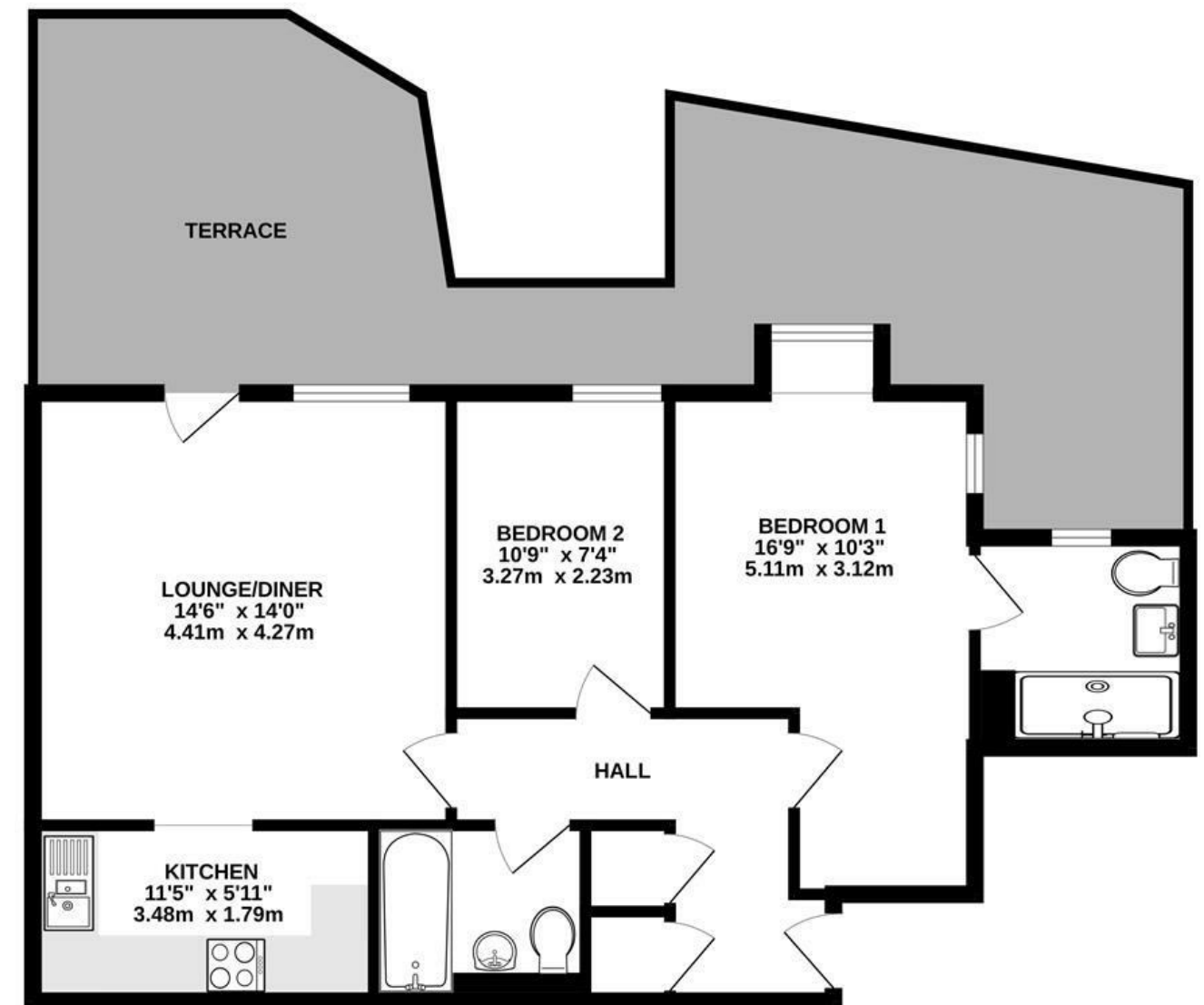
Service Charge: £2172.63 Per annum

Local authority: London Borough Of Hillingdon

Council Tax Band: D

EPC Rating: D

GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 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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