

4 Garnet Place

West Drayton • • UB7 7GF

Asking Price: £380,000



coopers
est 1986

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A well-designed, high specification and spacious second-floor apartment offering approximately 788 sq. ft. of internal living space situated in the Padcroft development, arguably West Drayton's most premium apartment complex. The layout is thoughtfully arranged to maximize natural light and flow, making it ideal for both everyday living and entertaining.

Highly prized Padcroft development

Constructed in 2019 with new build warranty remaining

Second floor apartment

Two bedroom, two bathroom

788 sq.ft

Immaculate condition

Dual aspect

Balcony

Gated parking for one car

A stone's throw from West Drayton Station

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.





Property

At the heart of this home is a spacious open-plan kitchen and living area measuring 22'5ft x 13'2ft, which opens directly onto a private balcony. The apartment comprises two generously sized double bedrooms, with the second bedroom measuring an impressive 12ft x 11'6ft, each bedroom is conveniently located near one of the two modern bathrooms, one featuring a bathtub and the other a walk-in shower. A central hallway provides easy access to all rooms, including a practical utility room that keeps laundry and storage neatly tucked away.

Outside

This stylish apartment boasts a generously sized balcony that extends from the living room, offering an ideal space for outdoor dining or relaxing in the fresh air. Residents benefit from convenient on-site bicycle storage, beautifully maintained communal gardens and a secure, gated undercroft parking space for one vehicle, providing both privacy and peace of mind

Location

Croxley Court is an ultra modern apartment building situated on the highly prized Padcroft Development, located just a short walk from West Drayton High Street with its range of independent shops, restaurants and fantastic transport links via various bus routes and the mainline station (Elizabeth Line) providing fast and frequent train access in and out of London. Heathrow Airport, Stockley Business Park and the M4 are all within easy reach.



Schools:

St Matthew's CofE Primary School 0.2 miles
St Catherine Catholic Primary School 0.4 miles
Rabbsfarm Primary School 0.5 miles



Train:

West Drayton Station 0.1 miles
Iver Station 1.4 miles
Hayes & Harlington 2.4 miles



Car:

M4, A40, M25, M40



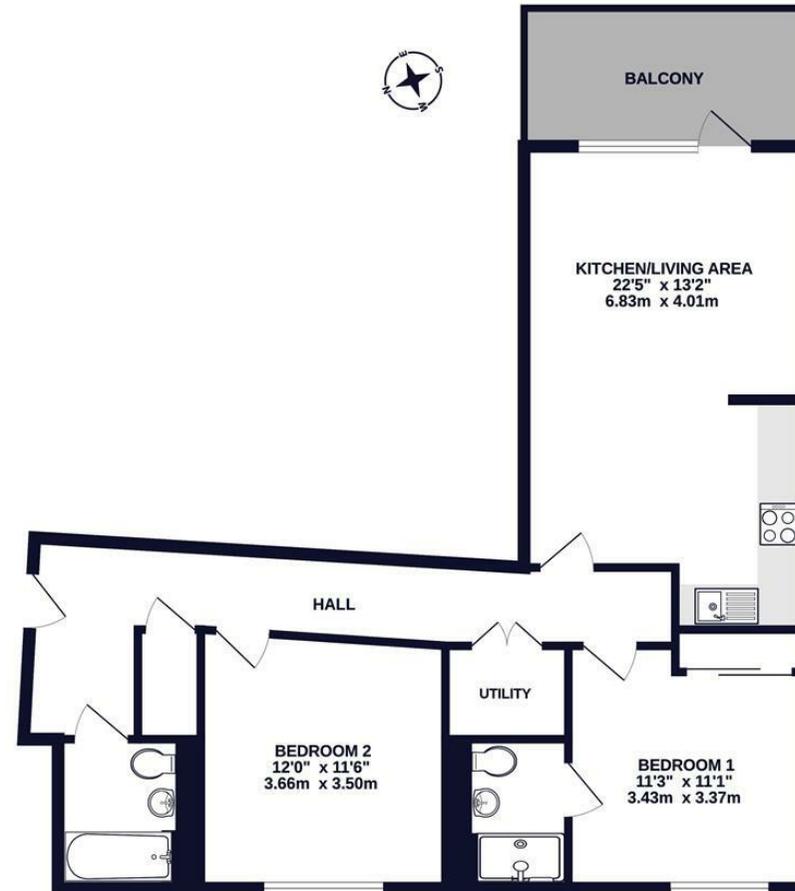
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



2ND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA: 788 sq.ft. (73.2 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		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		
England & Wales		88	88

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.