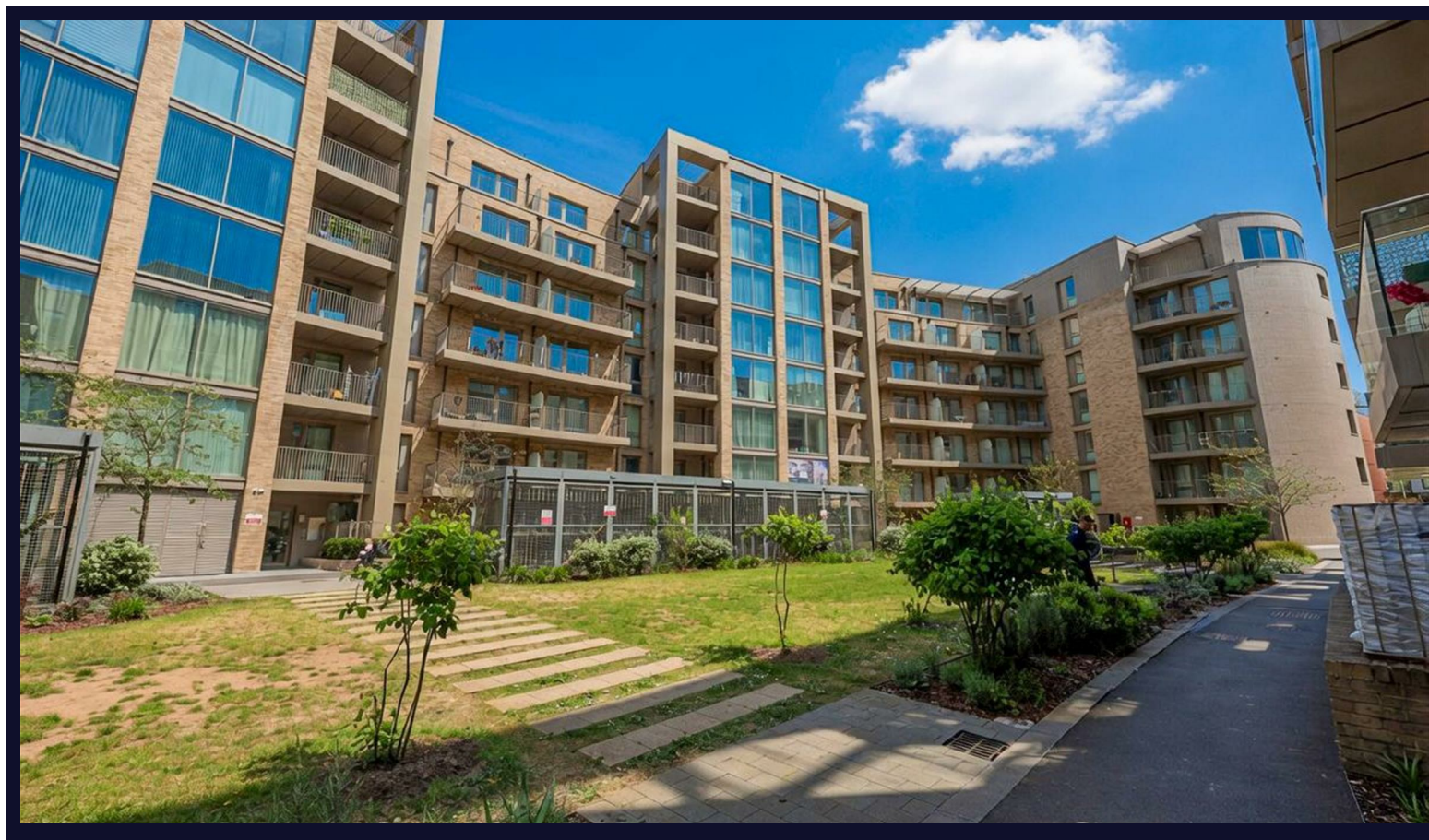


4 Garnet Place

West Drayton • • UB7 7GF
Offers In Excess Of: £370,000



coopers
est 1986

4 Garnet Place

West Drayton • • UB7 7GF

A stunning two-bedroom, two-bathroom apartment situated on the ultra-modern and highly sought-after Padcroft development. Positioned on the fourth floor, the property offers impressive elevated views along with a spacious and well-designed layout ideal for modern living. The apartment features a bright open-plan kitchen/living area with access to a private balcony, two generously sized bedrooms including a principal bedroom with en-suite and a contemporary family bathroom. Presented in excellent condition throughout and ready to move straight into, this home is perfectly suited to first-time buyers, professionals or investors alike.

Two-bedroom, two-bathroom fourth floor apartment

• Located within the sought-after Padcroft development

Private balcony with attractive elevated views

• Principal bedroom benefiting from en-suite shower room

• Well-laid out accommodation designed for modern living

757 sq.ft

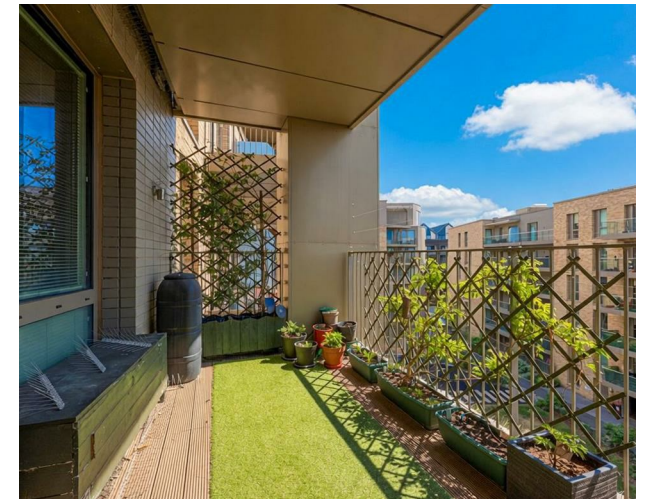
Presented in excellent condition

Stunning communal grounds & gardens

Undercroft parking for one car

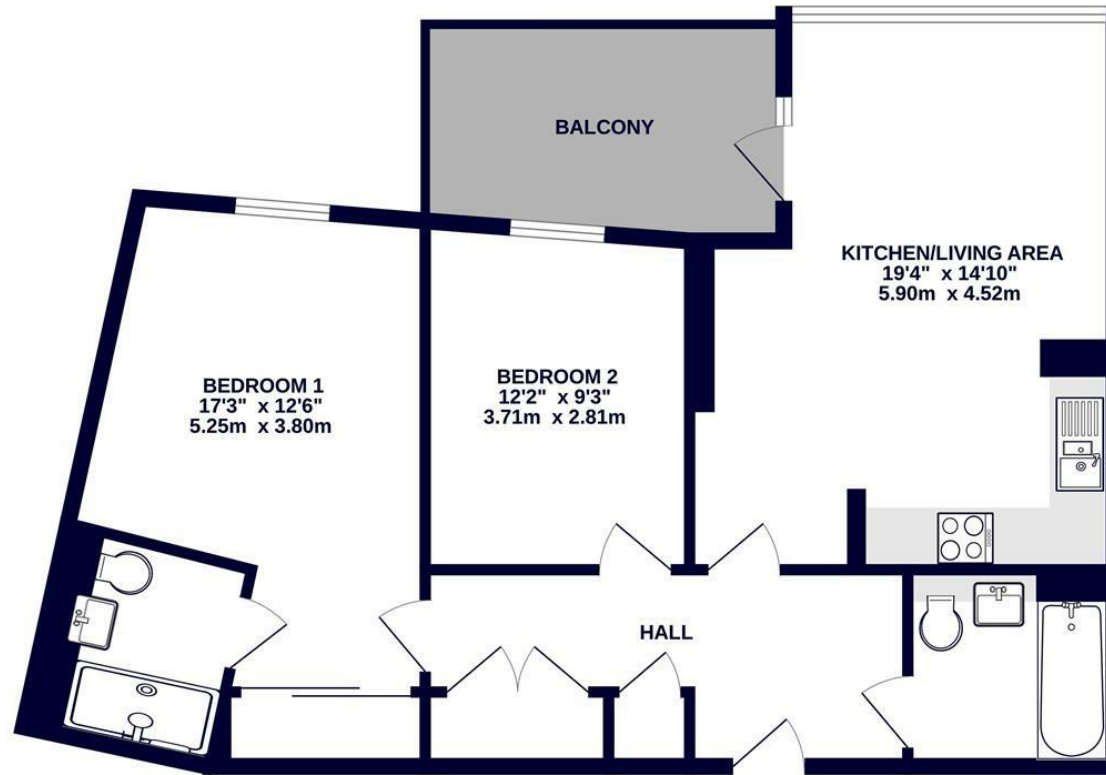
Moments from West Drayton Station

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.





4TH FLOOR
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.3 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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CoopersResidential.co.uk

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		
Energy inefficient - higher running costs	F		
Very energy inefficient - 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.