

# 4 Garnet Place

West Drayton • • UB7 7GF

Guide Price: £380,000



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est 1986

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Located in the prestigious Padcroft development constructed in 2018 by Redrow Homes, is this exquisite two bedroom, two bathroom, first floor apartment found within Croxley Court. This premium development offers a delightful living experience, combining modern comforts with the charm of beautifully maintained communal grounds only moments from West Draytons Elizabeth Line train station.

First floor apartment

782 sq.ft

Dual aspect

Two double bedrooms

Two bathrooms

Underfloor heating

Abundance of natural light

Lift access

Premium development

Moments from the Elizabeth Line

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

This 782 sq.ft apartment features a spacious 22ft open plan kitchen/dining/living room that benefits from an abundance of natural light to flood the space, creating a warm and inviting atmosphere. With two well-proportioned double bedrooms, this property is perfect for small families, couples, or individuals seeking extra space. The two bathrooms provide added convenience as well as ample storage space throughout.

### Outside

The apartment benefits from a spacious, covered balcony accessible from the living room with view of the internal grounds, on-site bike storage, communal gardens and gated, undercroft parking for one car.

### 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



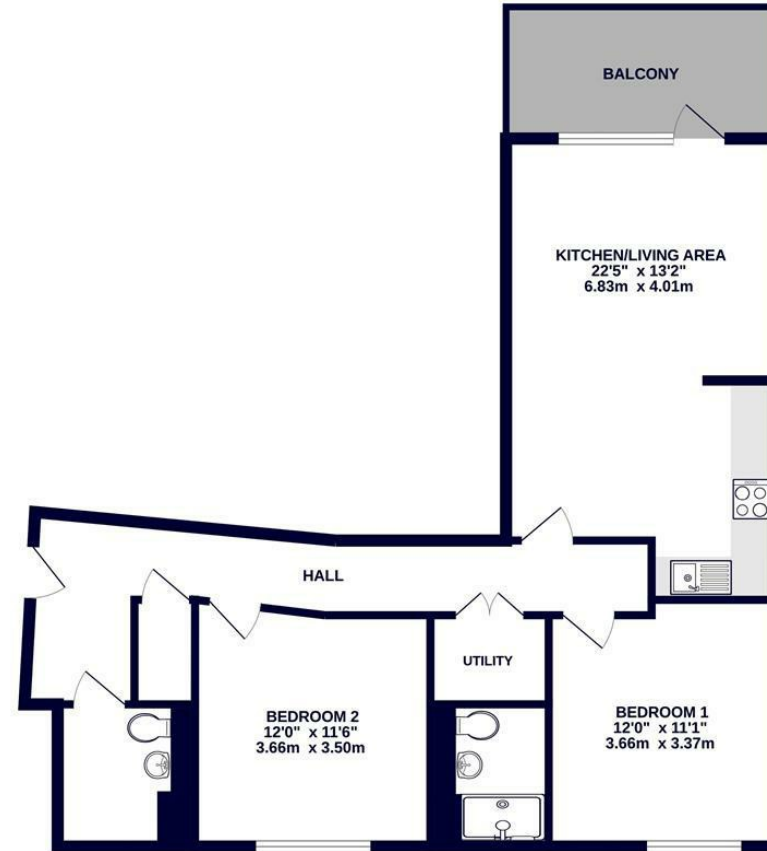
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



1ST FLOOR  
782 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA: 782 sq.ft. (72.6 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	Potential
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		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		
England & Wales		87	87

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.