

## High Street, Yiewsley, West Drayton, UB7 7GJ

- Stylish one bedroom apartment within Kirk House
- Open plan living space with contemporary fitted kitchen
- Integrated Bosch appliances and quality finishes throughout
- Double bedroom with built in wardrobes
- Modern shower room with bespoke cabinetry and walk in shower
- Private resident parking and excellent West Drayton location

**Guide Price £260,000**

### Description

Located within Kirk House, this stylish one bedroom apartment combines contemporary interiors with the character of a thoughtfully converted landmark building. Originally redeveloped by award winning architects and developers Quad, Kirk House blends retained period features with modern finishes and carefully considered design throughout.

### Accommodation

The apartment enjoys bright, well-proportioned interiors designed to maximise both space and natural light, creating an inviting and practical home ideal for first time buyers, professionals or investors. The open plan living space is finished with oak wood flooring and flows seamlessly into a stylish contemporary kitchen featuring grey Zenith worktops and a comprehensive range of integrated Bosch appliances.

The generous double bedroom benefits from built-in wardrobes, while the sleek shower room has been finished to an exceptional standard with a walk in shower, thermostatic controls, ceramic tiling, bespoke cabinetry, under mounted wash basin and contemporary vanity surfaces.

Further features include programmable lighting within the living area, Virgin Media and BT cabling for fibre optic broadband and satellite TV connections, electric underfloor heating, and a Megaflo hot water cylinder.

Externally, Kirk House retains its distinctive original façade, complemented by landscaped surroundings that soften the streetscape and create an attractive setting. Residents also benefit from private parking located to the rear of the building.

Kirk House remains one of West Drayton's landmark residential conversions, offering stylish modern living with enduring architectural appeal in a highly convenient location.

### Location

West Drayton is well regarded for its excellent connectivity and growing appeal among commuters. West Drayton Station provides access to the Elizabeth Line, offering fast and direct services into Central London, the West End and Canary Wharf, as well as convenient links to Heathrow Airport. The nearby M4 and M25 further enhance road connections across London and the wider motorway network.

The area benefits from a good range of local amenities, including shops, supermarkets and independent cafés, with more extensive retail and leisure facilities available in nearby Uxbridge. There are a selection of well regarded schools and access to open green spaces.

### Additional information

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: C

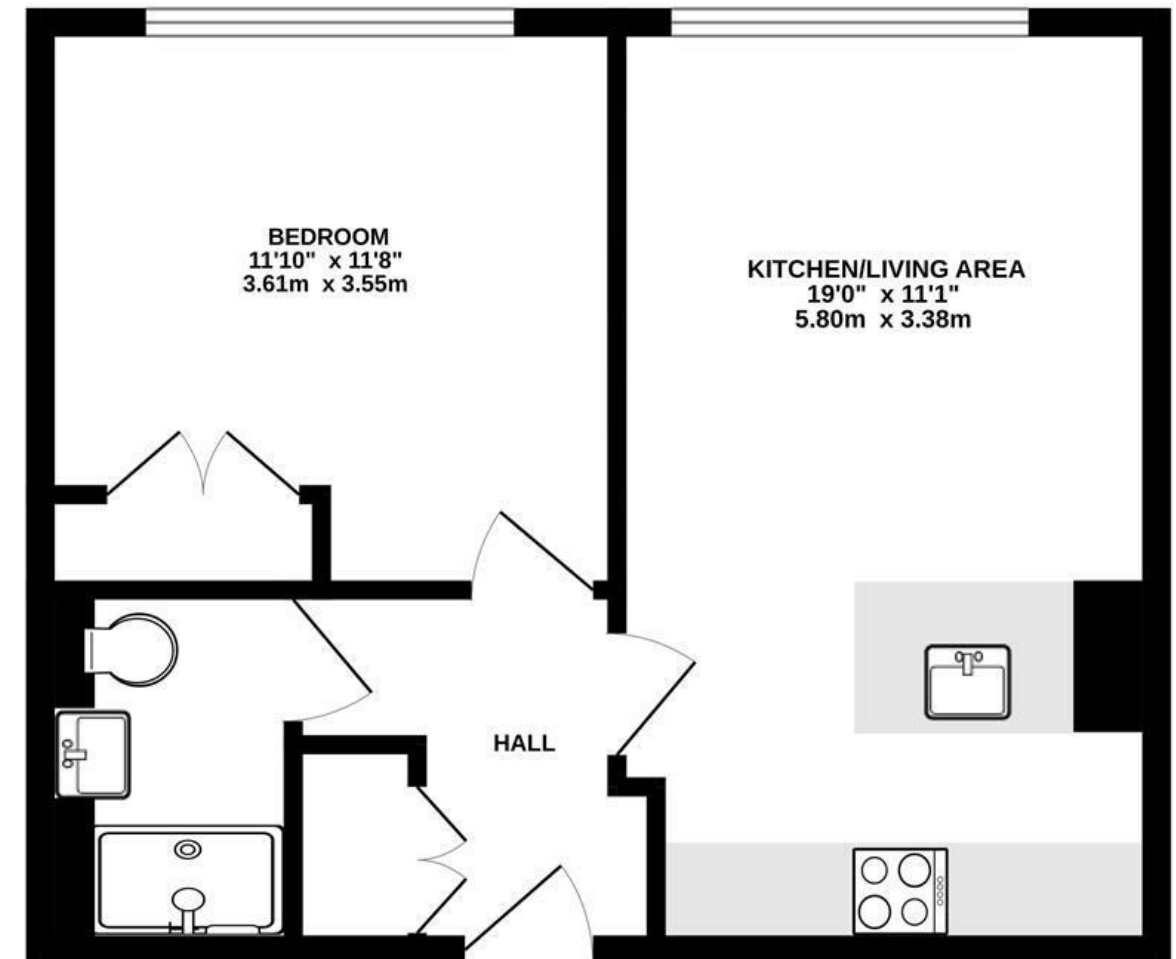
EPC rating: D

Lease term: 145 years remaining

Service charge: £557 per annum

Ground rent: £270 per annum

1ST FLOOR  
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 427 sq.ft. (39.6 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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