



## Wintergreen Boulevard, West Drayton, UB7 9HL

- Well presented top floor apartment in Drayton Garden Village
- Balcony overlooking the communal grounds
- 734 sq.ft. with lift access to all floors
- Open plan kitchen/reception room with west facing balcony
- Two double bedrooms and two bathrooms
- Two allocated gated parking spaces and supermarket nearby

**Guide Price £370,000**

### Description

A well presented two bedroom, two bathroom top floor apartment, forming part of the popular Drayton Garden Village development. Positioned on the fifth floor with lift access, the apartment offers approximately 734 sq.ft. of well balanced accommodation, together with a west facing balcony overlooking the communal grounds and two allocated parking spaces.

The property has been well maintained by the current owners and is offered in excellent decorative order throughout. The accommodation is arranged around a central entrance hall with useful storage, leading to a generous open plan kitchen/reception room measuring over 21 ft in length. The space is well suited to both everyday living and entertaining, with direct access onto the private balcony which enjoys a westerly aspect and evening sun.

There are two double bedrooms, including a principal bedroom with en suite shower room, alongside a separate family bathroom. Both bedrooms offer good proportions and natural light.

Further benefits include lift access to all floors, well kept communal grounds, secure entry system and two allocated parking bays. A supermarket is conveniently located nearby, while West Drayton station provides Elizabeth Line services into Central London and Heathrow.

### 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.

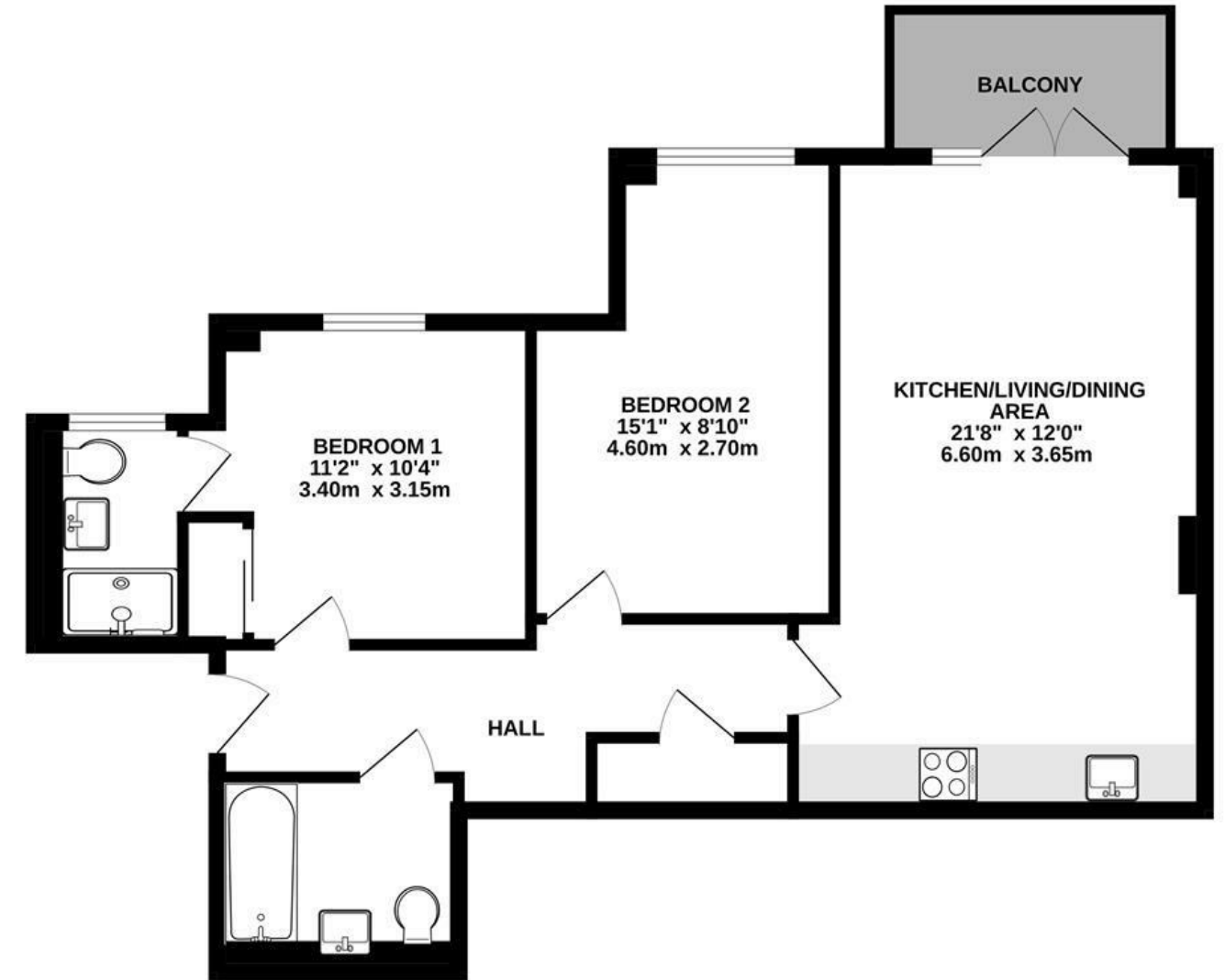
The area benefits from a good range of local amenities, including shops, supermarkets and independent cafés, with more extensive retail and leisure facilities available in nearby Uxbridge. There are a selection of well regarded schools and access to open green spaces.

### Additional information

Tenure: Leasehold  
Local Authority: London Borough of Hillingdon  
Council tax band: D  
EPC rating: B

Lease term: 116 years remaining  
Service charge: £2,260 per annum approx  
Ground rent: £520 per annum

5TH FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.2 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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### IMPORTANT NOTICE

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