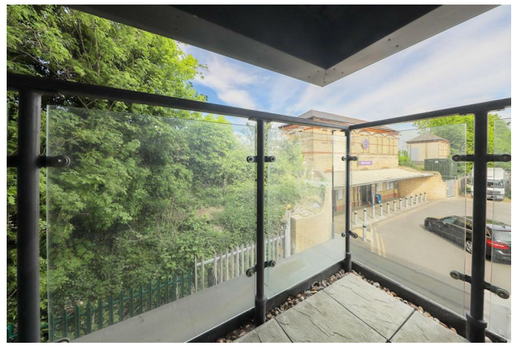
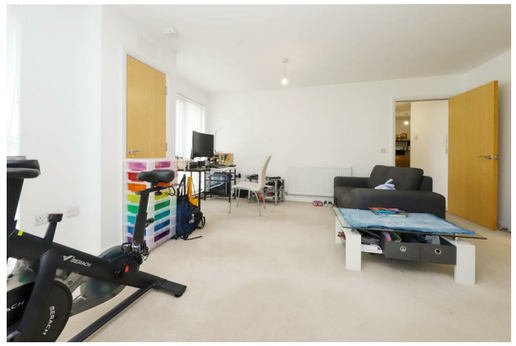




## , Warwick Road, West Drayton, UB7 9BS

- Spacious one bedroom modern apartment
- Private balcony
- Allocated under croft parking
- NHBC warranty valid until 2027
- No upper chain
- Large double bedroom
- 711.9 sq. feet of living space
- Moments walk from West Drayton Station (Elizabeth Line)
- EPC rating- B
- Close to all local amenties

## Guide Price £250,000

**Description**
This delightful one bedroom apartment is perfect for those seeking a cosy yet modern living space. The apartment boasts a spacious reception room, large double bedroom and allocated parking space.

**Accommodation**
The apartment provides accommodation that briefly comprises, entrance hall with built in storage, large open plan living space with access to the private balcony, the kitchen is fitted with a range of storage units and drawers and integrated appliances, the bedroom is a very spacious double room with a Juliet balcony.

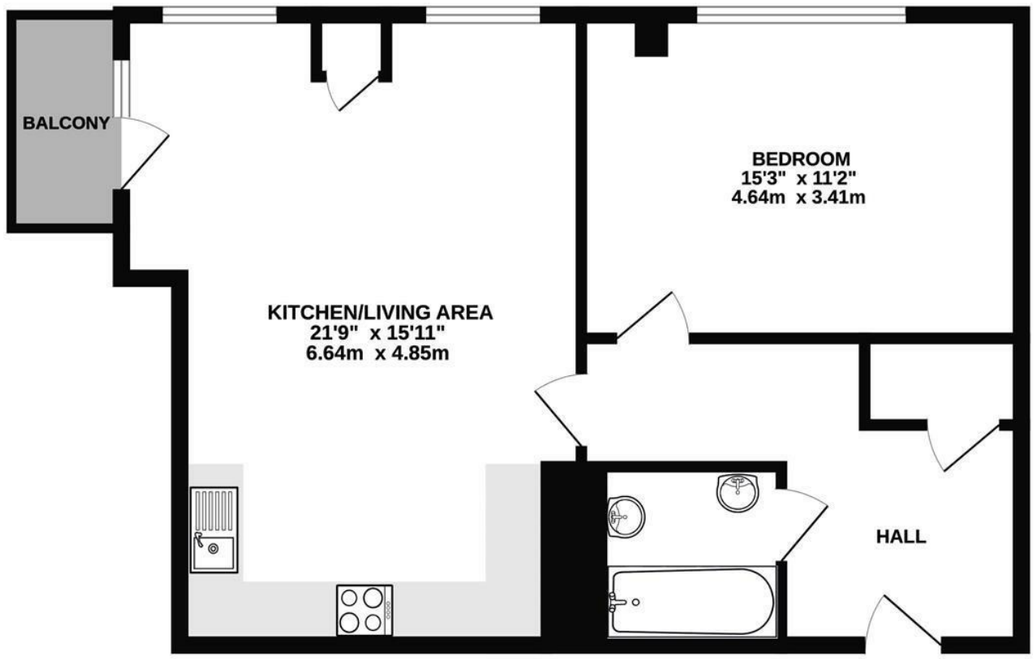
**Outside**
There is an allocated under croft parking space, private balcony and access to the communal rooftop terrace.

**Location**
West Drayton offers excellent transport links. The area benefits from quick access to central London, with journeys to Bond Street from West Drayton taking just 30 minutes. Additionally, Heathrow Airport is just a short drive away, making international travel easily accessible. With good local bus services and road connections, including the M4 and M25, West Drayton offers exceptional transportation options for residents. Combined with local amenities such as shops, schools, and green spaces

**Terms and notification of sale**
Tenure: Leasehold
Local Authority: London Borough of Hillingdon
Council tax band: c
EPC rating: B

Lease term: 116 years remaining
Service charge: £3,500 per annum approximately
Ground rent: £300 per annum

1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.




TOTAL FLOOR AREA : 640 sq.ft. (59.5 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**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts