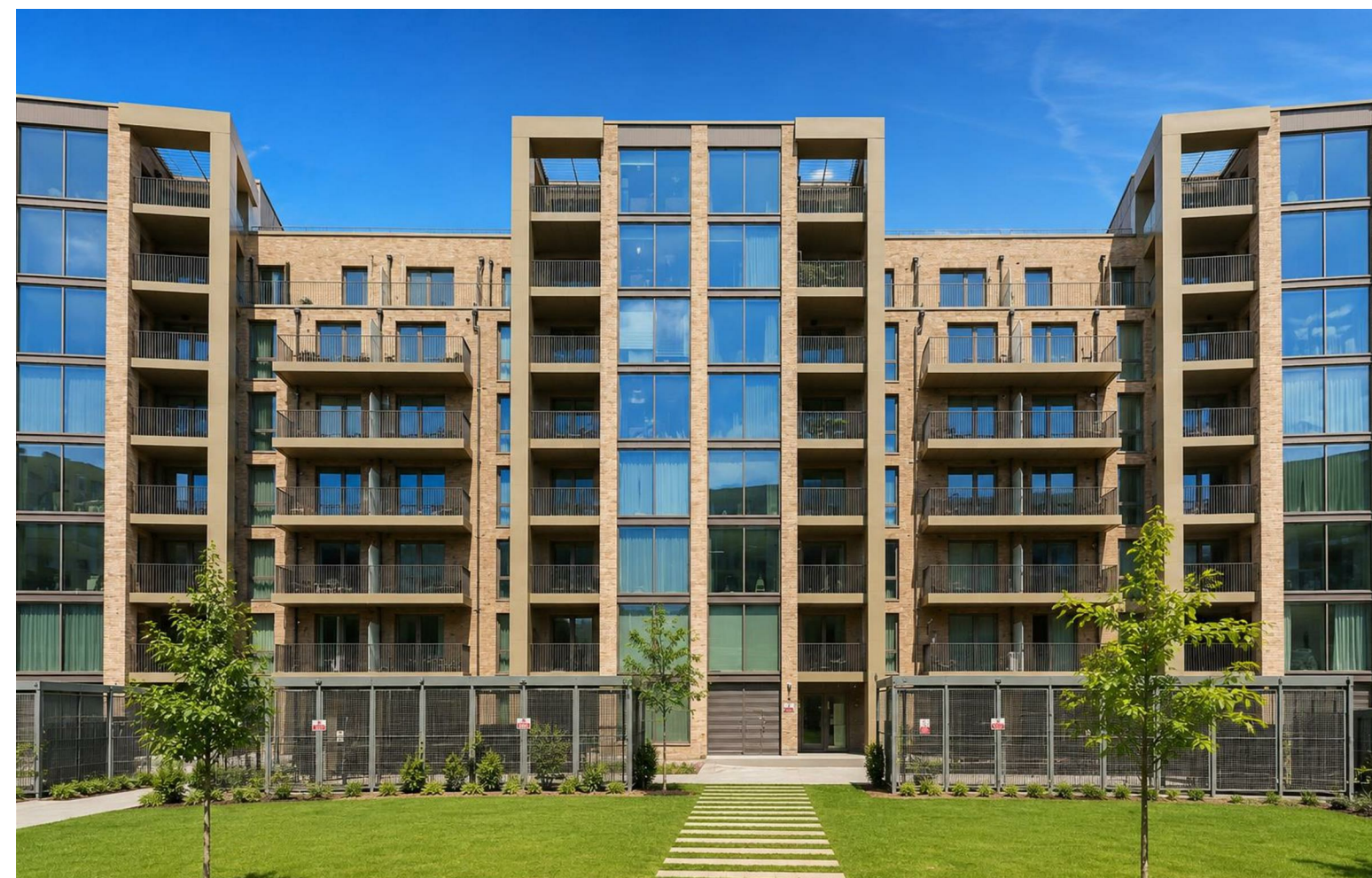




Garnet Place, West Drayton, UB7 7GF

- Spacious two bedroom, two bathroom second floor apartment
- Impressively open plan living with private balcony
- Allocated parking and landscaped rooftop garden terraces
- Beautifully redecorated throughout by the current owner
- High specification kitchen with integrated appliances included
- Furniture available by separate negotiation if desired

Guide Price £385,000

Description

Set within the highly regarded Garnet Place development, this beautifully presented second floor apartment has been tastefully redecorated by the current owner to create a bright, contemporary home that is ready to move straight into. Offering generous proportions throughout, the property combines stylish interiors with practical living and is available with the option of the furniture being included, making it an ideal purchase for owner occupiers and investors.

A spacious entrance hall provides access to all principal rooms and offers useful built-in storage. At the heart of the home is an impressive open plan kitchen, dining and living space extending to over 22 feet in length, creating a superb area for both everyday living and entertaining. The kitchen is fitted with a comprehensive range of contemporary cabinetry, integrated appliances and quality work surfaces, reflecting the high specification synonymous with the development. Sliding doors open directly onto a private balcony.

The apartment offers two well proportioned double bedrooms, each enjoying excellent natural light. The principal bedroom benefits from a stylish en-suite shower room, while the second bedroom is served by a well appointed family bathroom finished in complementary contemporary fittings.

Constructed to a high specification, the apartment further benefits from allocated parking, lift access, secure communal areas and exclusive access to beautifully maintained rooftop garden terraces, providing attractive communal outdoor space for residents to enjoy.

Croxley Court forms part of the popular Garnet Place development, ideally positioned for both commuters and local amenities. West Drayton Elizabeth Line station is within easy reach, providing fast connections into Paddington, Bond Street, the City and Canary Wharf, whilst Heathrow Airport, Stockley Park, the M4, M25 and A40 are all conveniently accessible. The town centre offers an excellent selection of supermarkets, cafés, restaurants and everyday shopping facilities, with further leisure and retail amenities available in nearby Uxbridge.

Additional information

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: D

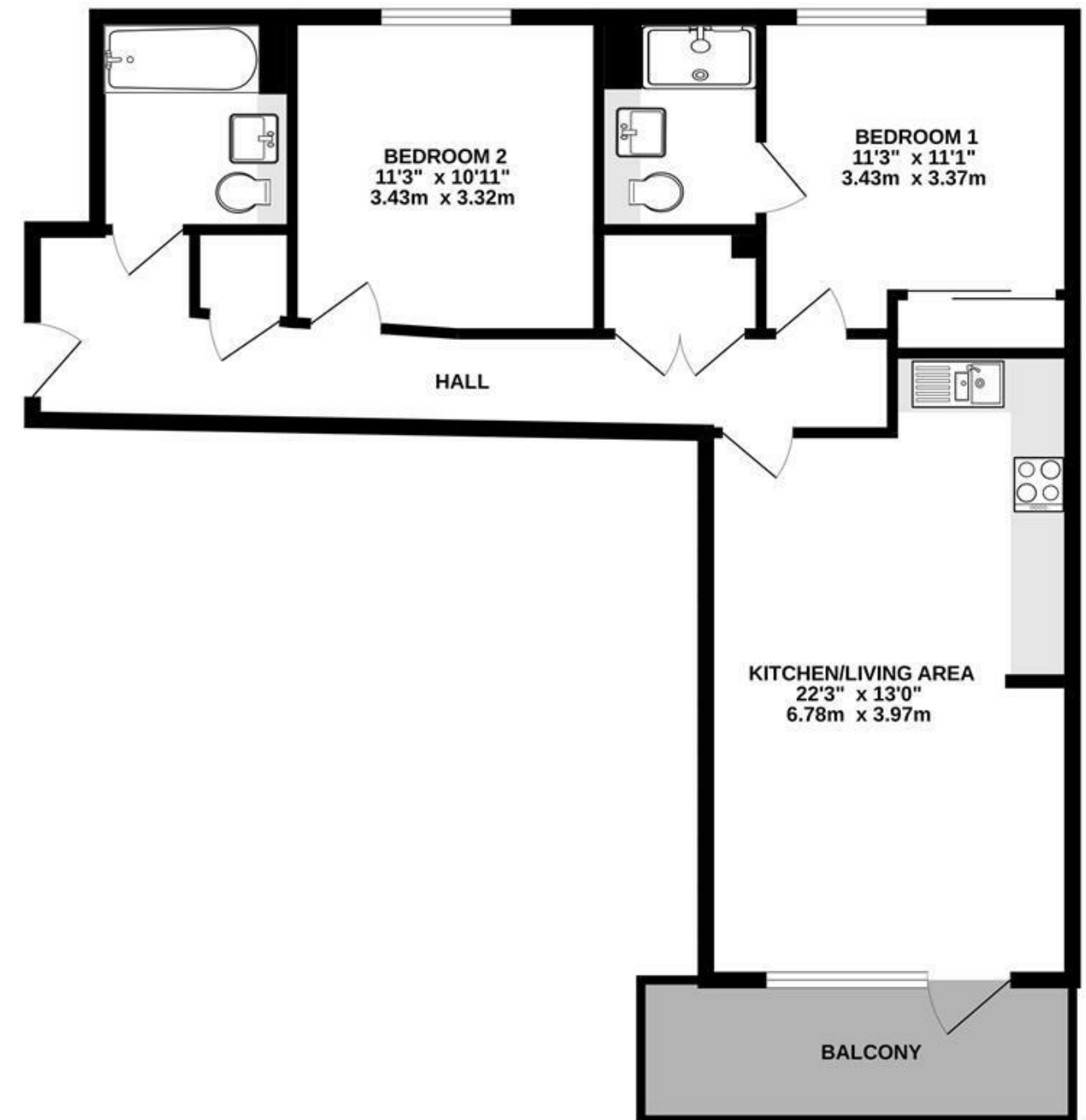
EPC rating: B

Lease term: 993 years remaining

Service charge: £925 per annum

Ground rent: £ per annum

2N FLOOR
768 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA: 768 sq.ft. (71.4 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.
Made with Metropix ©2026

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