

## Station Road, West Drayton, UB7 7FA

- Three bedroom apartment
- Underground parking
- Two bathrooms
- Open plan living space
- No upper chain
- Communal garden and terrace
- Close to West Drayton Station
- 747sqft of accommodation

**Offers In Excess Of £300,000**

#### Description

This spacious three-bedroom apartment boasts bright, well-proportioned living spaces, including generously sized bedrooms, two bathrooms, and an expansive open-plan living area with ample kitchen space. Residents benefit from secure underground parking and access to communal gardens and roof terrace.

#### Accommodation

The accommodation comprises of an entrance hall, spacious open plan reception room and kitchen, wooden flooring. The kitchen area is fitted with a range of storage units and drawers, integrated fridge freezer, dishwasher, electric oven with an electric hob above and extractor over. The main bedroom has an en-suite, the second and third bedroom are also a good sizes to complete the apartment is a family bathroom with bath and shower overhead, vanity wash basin and w.c. partly tiled walls and heated towel rail.

#### Outside

Featuring gated, secure entry parking, access to communal communal gardens and roof terrace

#### Situation

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

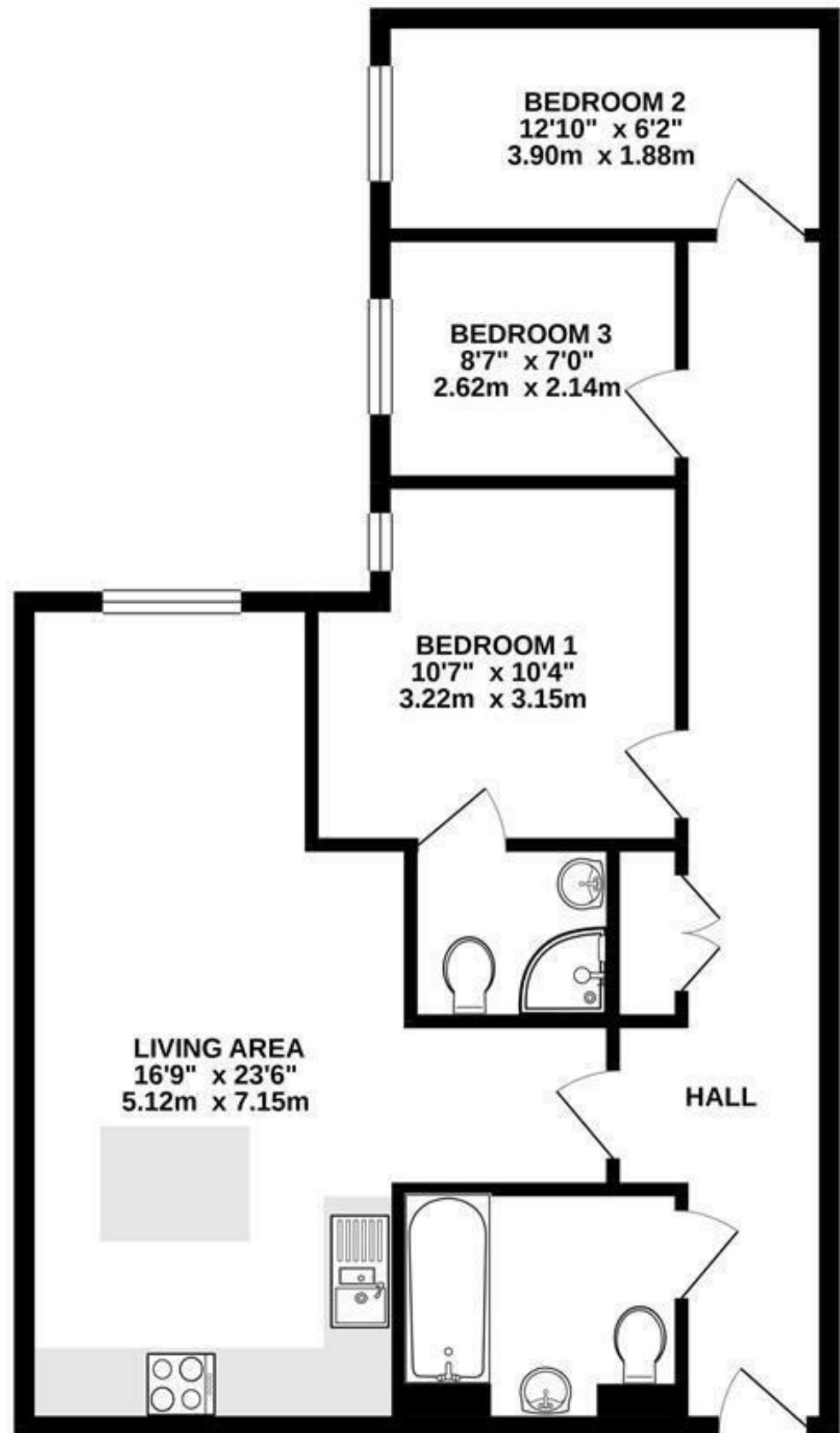
Council tax band: D

EPC rating: B

Lease term: Approximately 115 years remaining

Service charge: £4100 per annum

Ground rent: £300 per annum



#### 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

TOTAL FLOOR AREA : 747 sq.ft. (69.4 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.

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