



Osprey Close, West Drayton, UB7 7JE

- Two well apportioned bedrooms
- Contemporary kitchen with integrated appliances
- Excellent transport links, including easy access to Crossrail
- Spacious lounge/dining area
- Allocated off street parking
- Close to local amenities, shops, and green spaces

Guide Price £270,000

Description

Set within a well maintained and highly desirable development, this exceptional two bedroom apartment in West Drayton is presented in excellent condition throughout, offering a refined balance of contemporary design and practical living.

Accommodation

This ground floor apartment extends to approximately 435 sq.ft and offers two well proportioned bedrooms, both benefiting from good natural light. The principal bedroom measures 11'11" x 8'10" (3.64m x 2.70m), with a second bedroom ideal for flexible use.

The accommodation features a spacious lounge/dining room and a practical kitchen. A centrally positioned bathroom completes the layout, delivering a functional and comfortable living space.

Outside

The property benefits from allocated parking, providing convenient and secure off street parking for residents.

Situation

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.

Terms and notification of sale

Tenure: Leasehold

Lease: Approximately 125 years from 1987

Local authority: London Borough Of Hillingdon

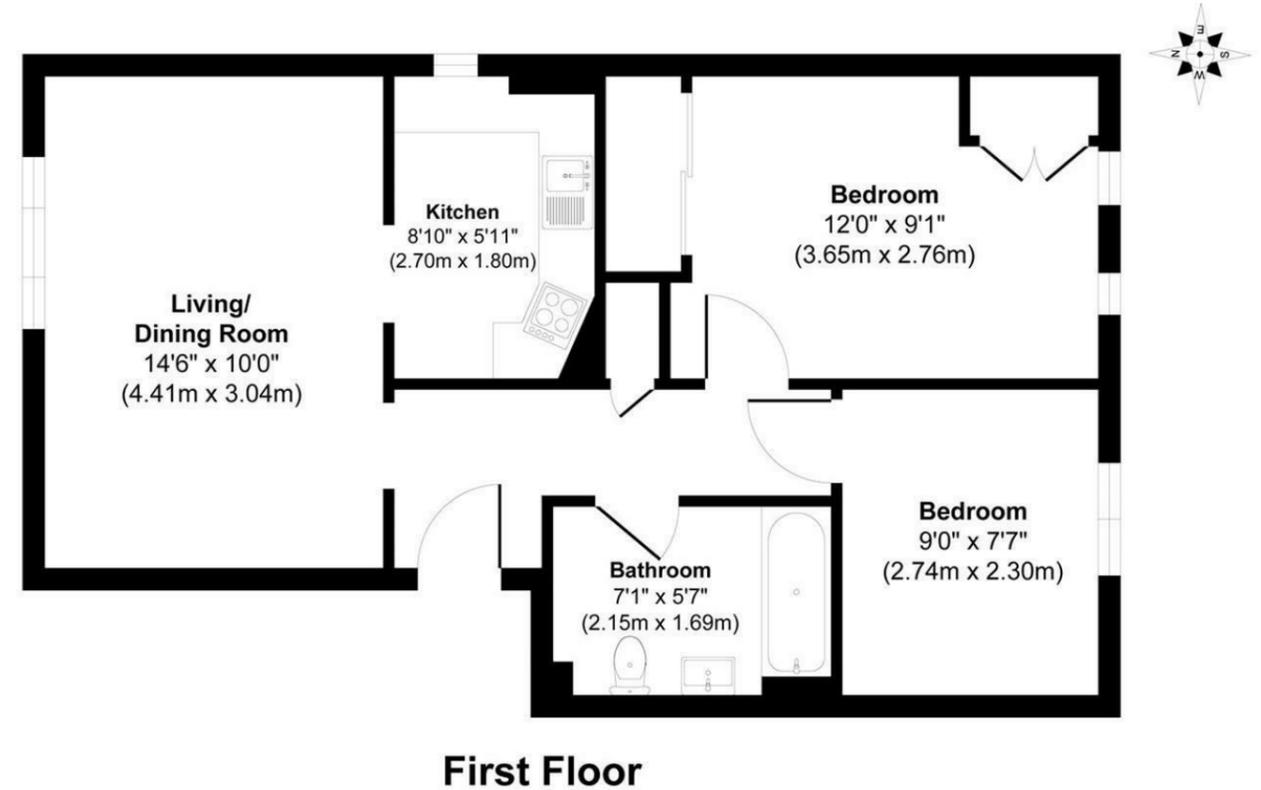
Council Tax Band: C

Current EPC Rating: D

Service charge: Approximately £1,540 per annum

Ground rent: Approximately £150 per annum

Approximate Gross Internal Area
509 sq. ft - 47.33 sq. m



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. Produced by AliciaGrymel.com

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