

















Pennyroyal Drive, West Drayton, UB7 9GX

- Stylish two bedroom, two bathroom apartment
- Private balcony accessed from reception room
- En suite shower room and family bathroom
- Beautifully modernised throughout by current owners
- Principal bedroom with Juliet balcony
- Allocated and covered parking bay

Guide Price £350,000

Description
Thoughtfully updated and beautifully presented throughout, this impressive two bedroom, two bathroom apartment offers a refreshing blend of contemporary style and practical living. Extending to approximately 733 sq.ft., the apartment is distinguished by its generous room proportions, private balcony and bright, open plan layout.

The reception space is particularly impressive. Measuring over 21 feet in length, the open plan kitchen, dining and living area provides a wonderfully sociable environment and forms the natural heart of the home. Large glazed doors open directly onto a private balcony, offering an attractive outdoor extension to the living space.

The kitchen has been seamlessly integrated into the room, allowing for generous seating and dining areas whilst maintaining a contemporary, uncluttered aesthetic.

The principal bedroom is a generous double room featuring a Juliet balcony and the added benefit of a well appointed en suite shower room. Bedroom two is another excellent double bedroom, comfortably accommodating guests, family members or those working from home. A modern family bathroom serves the remainder of the apartment.

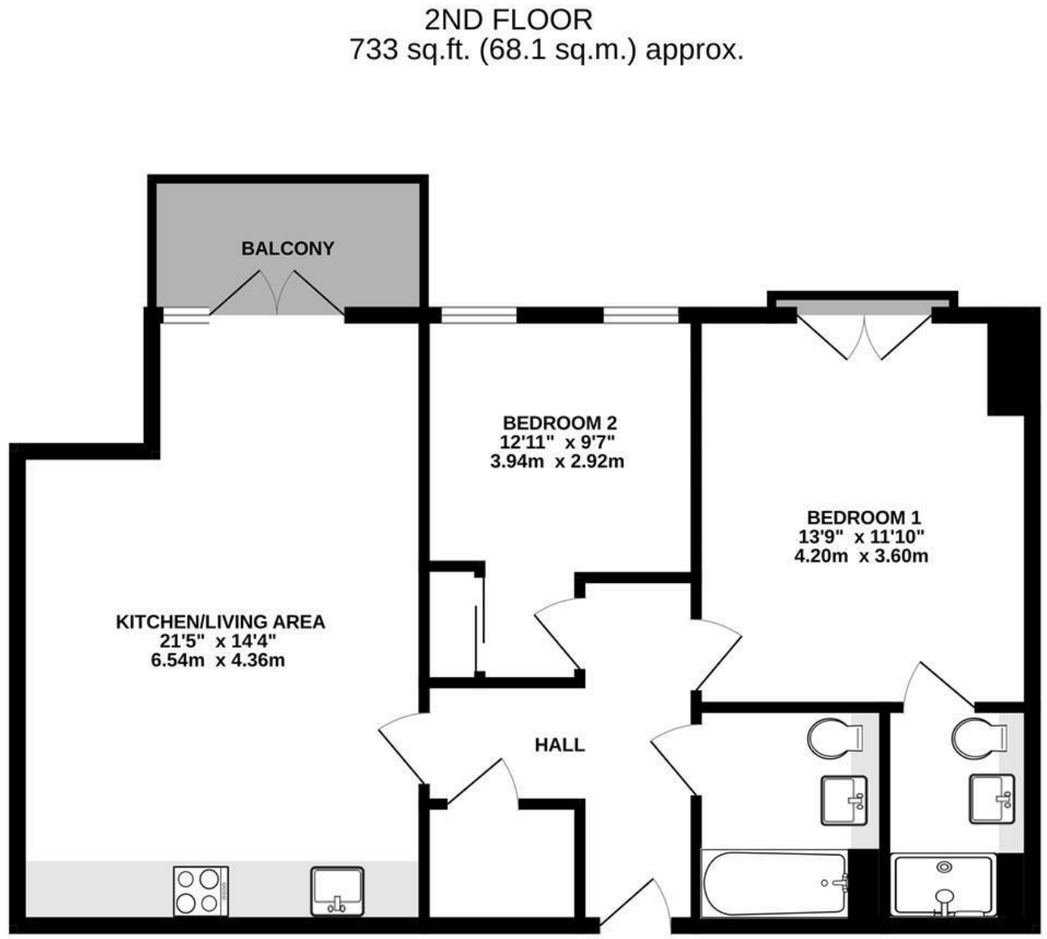
Wintergreen Boulevard is a well regarded residential development in West Drayton, appreciated for its attractive communal grounds and convenient access to everyday amenities. Residents benefit from professionally maintained landscaped areas, creating a pleasant environment throughout the development.

A Sainsbury's supermarket is located within a short walk of the property, making day to day shopping particularly convenient, whilst a range of additional shops, cafés and local amenities can be found nearby. West Drayton Station (Elizabeth Line) provides direct connections into Central London, Canary Wharf and Heathrow Airport, making the location well suited to both commuters and frequent travellers.

The property further benefits from an allocated parking space which is covered and located next to the electrical charging point, adding to the practicality of this well balanced home.

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

Lease term: 116 years remaining
Service charge: £1,900 per annum
Ground rent: £520 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