



## 2 Garnet Place, West Drayton, UB7 7GB

- Two bedrooms
- Balcony
- EPC rating - B
- Access to rooftop terrace
- Ensuite
- Long lease
- Undercroft parking
- Minutes walk from Elizabeth Line

**Asking Price £365,000**



GROUND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.

**Description**

Situated in the heart of West Drayton, this contemporary two bedroom and two bathroom apartment offers a stylish and comfortable living space in a prime location with all the amenities you need right at your doorstep.

**Location**

Situated in the heart of West Drayton, this property enjoys a prime location with an array of local amenities at your doorstep. From shops and restaurants to schools and parks, everything you need is within easy reach. For commuters, West Drayton station offers excellent transport links, connecting you to central London and beyond.

**Terms and notification of sale**

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

Lease term: 994 years remaining  
Service charge: £2,500 approx. per annum  
Ground rent: £350 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 : 701 sq.ft. (65.1 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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