









Trout Road, Yiewsley, West Drayton, UB7 7FW

- Spacious two bedroom third floor contemporary apartment
- Private balcony enjoying a peaceful canalside outlook
- Allocated parking space within this modern development
- Attractive views overlooking the Grand Union Canal
- Spacious open plan kitchen, living and dining area
- Convenient access to West Drayton Elizabeth Line

Guide Price £295,000

Description
Situated within this contemporary canalside development, the apartment offers approximately 576 sq. ft. of accommodation, combining modern open plan living with a peaceful waterside setting. The property benefits from a private balcony overlooking the canal, providing an attractive outlook towards the surrounding waterways and landscaped grounds.

The Accommodation

The apartment is accessed via an entrance hallway, which provides access to the principal rooms and a useful built in storage cupboard.

The spacious open plan kitchen, living and dining area forms the heart of the home, offering a versatile space for both everyday living and entertaining. The contemporary kitchen is fitted with a range of gloss fronted units, contrasting work surfaces and integrated appliances, while the living area provides ample space for comfortable seating and dining furniture.

Glazed doors open directly onto the private balcony, which enjoys an attractive outlook across the Grand Union Canal and neighbouring waterways. The balcony provides a pleasant outdoor seating area from which to enjoy the waterside surroundings.

The principal bedroom is a generously proportioned double room with space for freestanding bedroom furniture, while the second bedroom offers flexibility for use as a guest bedroom, nursery or home office.

Completing the accommodation is a family bathroom fitted with a white suite comprising a panel enclosed bath with shower over, wash hand basin and WC.

Outside

The private balcony is a particular feature of the apartment, offering an elevated position with views across the canal and surrounding development.

The property also benefits from an allocated parking space.

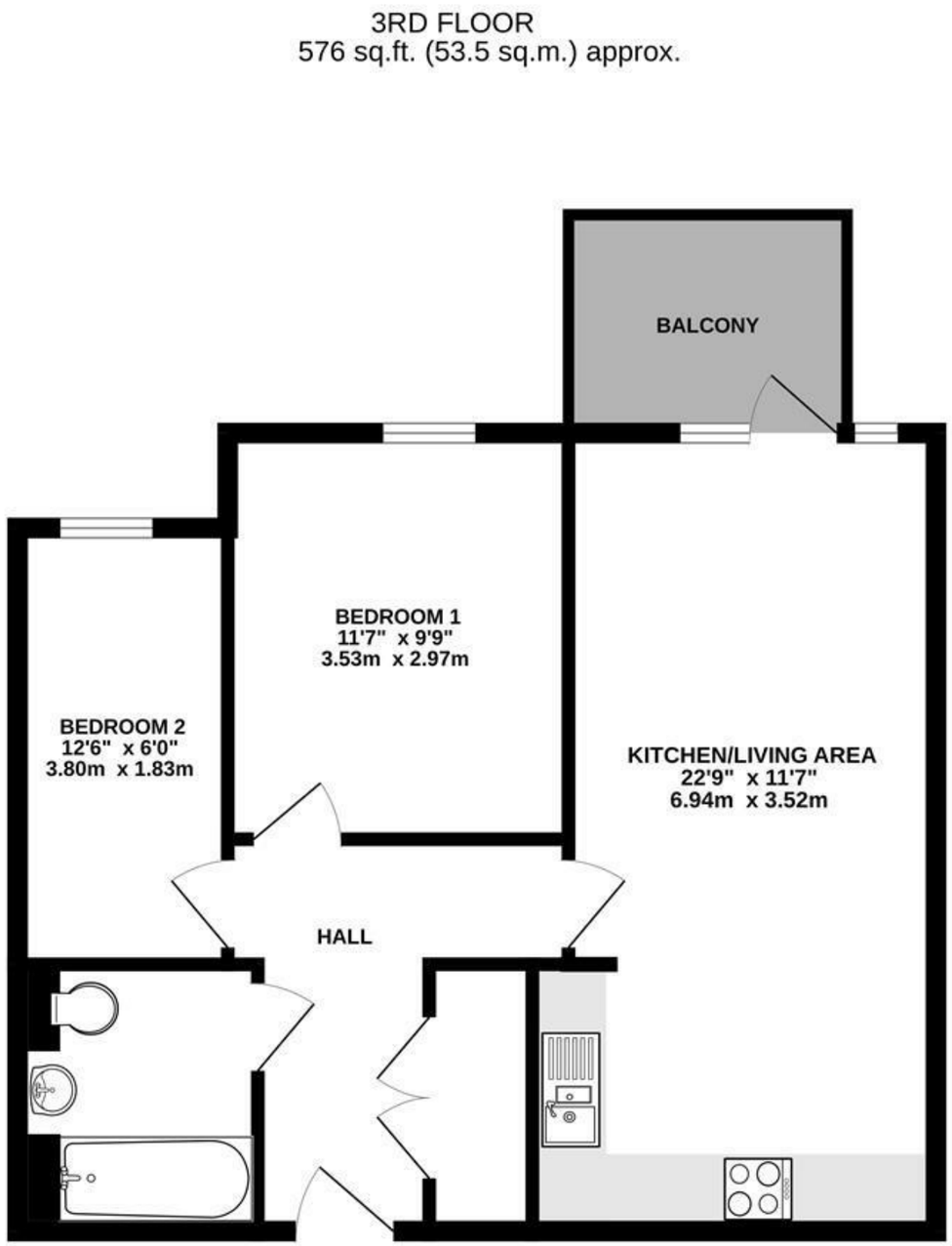
Location

Kiln Lodge occupies an attractive canalside position in West Drayton, providing a pleasant residential setting alongside the Grand Union Canal.

West Drayton High Street offers a selection of shops, supermarkets, cafés and everyday amenities, while West Drayton station provides Elizabeth Line services towards Central London, Paddington, Canary Wharf and Heathrow Airport.

The area is also well positioned for access to the M4 and M25 motorways, Stockley Business Park and Heathrow Airport, making it a convenient location for commuters.

Additional information
Tenure: Leasehold
Remaining lease: 111 years remaining
Annual service charge: £3,500 approximately (includes gas central heating)
Annual ground rent: £188
Council tax band: C
EPC rating: C



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