

Cameron



2 Wintergreen Boulevard, West Drayton, UB7 9GJ

- Two bedrooms
- Allocated parking
- Open plan kitchen
- Audio Entry System
- Convenient location
- En-suite
- Balcony
- No Upper Chain
- Modern property
- Walking distance to station

Offers In The Region Of £330,000

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Description

An opportunity to buy this premium, two double bedroom, two bathroom apartment with a private balcony . The property has an open plan kitchen and offers spacious well appointed accommodation in this highly sought after, private development and would make a prime investment opportunity. The property also offers convenient access to West Drayton High Street and Main Line Station allowing prompt services to London Paddington, subject to the Crossrail upgrade. Viewings for this apartment are highly recommended.

Accommodation

The accommodation briefly comprises, living room open plan into kitchen, two double bedrooms, family bathroom, en-suite shower room and allocated under croft parking.

Outside

The property has its own balcony and access to the beautifully maintained gardens.

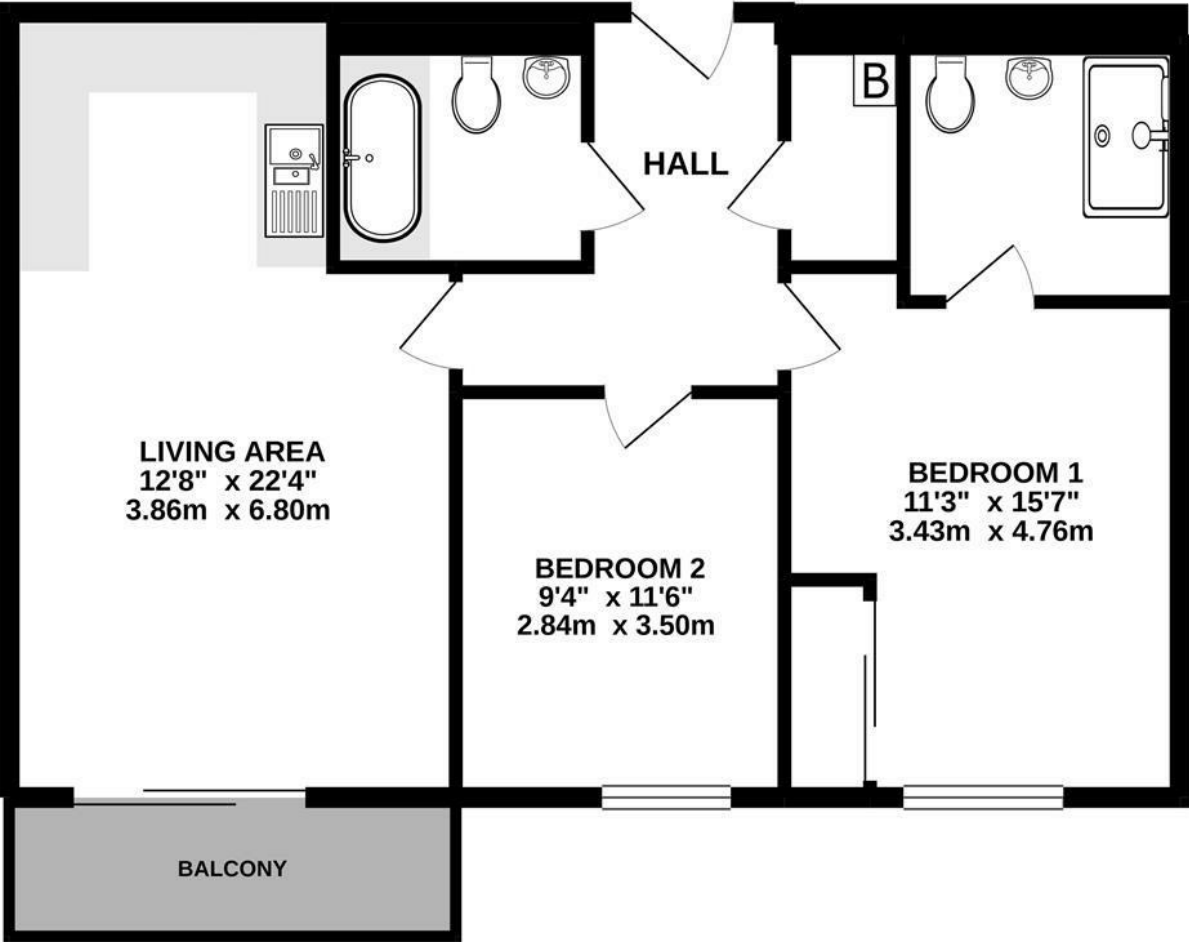
Situation

The property is well suited for the first time buyer or investor, situated within easy reach to West Drayton, Yiewsley and Uxbridge with their wide range of day to day shops and amenities. Conveniently located to Stockley Business Park, local bus routes, London International Heathrow Airport, M4, M40 and M25 motorways, and West Drayton Main Line Train Station. Subject to the Crossrail Development, bringing Liverpool Street to within 30 minutes and Canary Wharf to 37 minutes of West Drayton.

Terms Of Notification Of Sale

Tenure: Leasehold
Local Authority: London Borough Of Hillingdon
Council Tax Band: D
Current EPC Rating: B
Lease: OVER 900 YEARS
Ground Rent: £350.00 Per Annum
Service Charge: £1,400 Per Annum approx

GROUND FLOOR
728 sq. ft. (67.7 sq. m.) approx.



TOTAL FLOOR AREA : 728 sq. ft. (67.7 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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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