



2 Garnet Place, West Drayton, UB7 7GB

- One bedroom apartment
- Contemporary design throughout
- Luxury bathroom suite
- Private Terrace
- Secure undercroft parking
- Generously proportioned living space
- Moments to West Drayton station
- No upper chain

Asking Price £265,000

Cameron Estate Agents
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Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

Description

Positioned in one of West Drayton's modern apartment blocks, this one-bedroom property has been built to a high standard, offering close to 600 sq ft of well-planned living space and a large private terrace.

Accommodation

The apartment features an entrance hall with storage, a spacious open-plan kitchen and living area with integrated appliances and access to a private balcony. There is a double bedroom with built-in wardrobes and a modern bathroom finished to a high standard.

Outside

Externally, the property includes secure bike storage, an allocated parking space, and access to shared ground and rooftop terraces that offer open views and a calm setting to unwind.

Location

West Drayton offers excellent transport links, with fast services to London Paddington and access to the Elizabeth Line. The area provides easy reach to local shops, bus routes, Heathrow Airport, and major roads including the M4, M40, and M25.

Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: C

EPC rating: B

Lease term: 992 years remaining

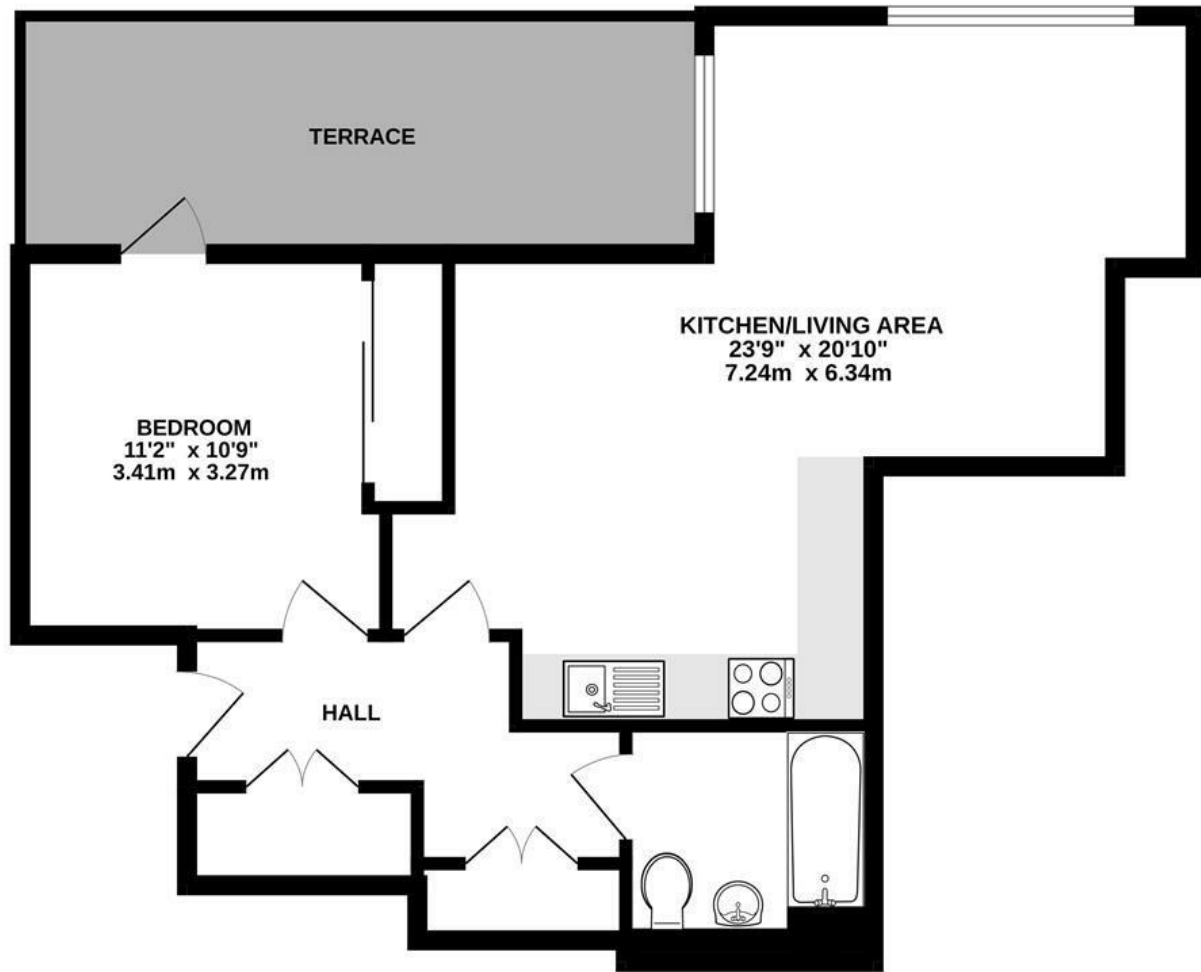
Service charge: £2,000 approx per annum

Ground rent: £250 per annum

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 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 contract

GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 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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