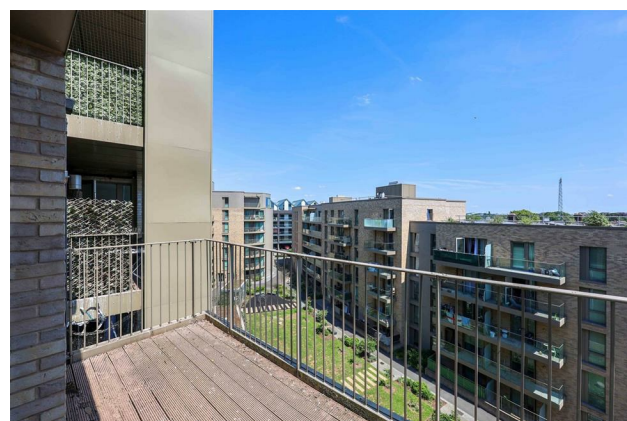




6 Garnet Place, West Drayton, UB7 7GF

- Fifth floor apartment with impressive views
- Spacious 22ft open plan living area
- Private balcony accessed from living space
- Two double bedrooms with excellent privacy
- Principal bedroom featuring stylish en suite
- Secure allocated parking space included

Guide Price £375,000

Description

Positioned high above the town on the fifth floor of Croxley Court, this stylish two bedroom, two bathroom apartment offers approximately 770 sq.ft of thoughtfully designed accommodation, perfectly balancing contemporary living with everyday practicality.

Forming part of Redrow's highly regarded Padcroft development, completed around 2018, Croxley Court has quickly established itself as one of West Drayton's landmark residential addresses, favoured for its quality specification, excellent transport connections and central yet surprisingly peaceful setting.

Located on the fifth floor, the apartment has been thoughtfully designed to maximise space and natural light, with a private balcony extending the principal living area. The heart of the home is a superb 22ft open plan kitchen, living and dining room, an inviting space designed to accommodate modern lifestyles.

The kitchen is sleek and contemporary, seamlessly integrated into the living space, whilst full height doors lead directly onto the balcony, providing an effortless connection between indoors and out.

Both bedrooms are comfortable doubles, thoughtfully arranged on either side of the central hallway to provide a sense of separation and privacy. The principal bedroom is served by its own en suite shower room, whilst a stylish family bathroom caters for guests and the second bedroom.

A secure allocated parking space is included in the purchase.

Additional information

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: D

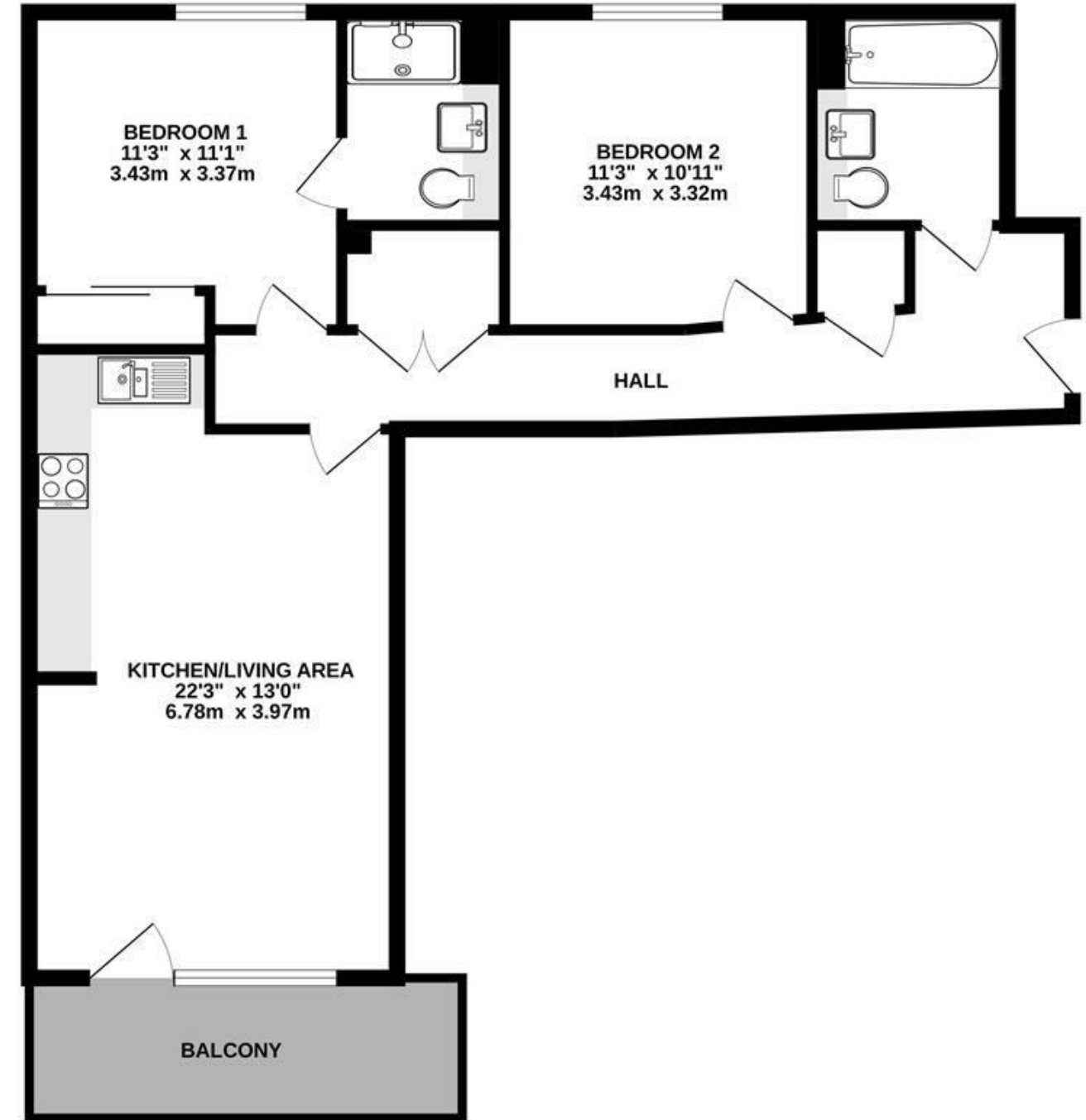
EPC rating: B

Lease term: 993 years remaining

Service charge: £3,760 per annum

Ground rent: £350 per annum

5TH FLOOR
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.5 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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