## 28 Wraysbury Drive, Yiewsley, West Drayton, UB7 7FH

- Spacious two bedroom, two bathroom modern apartment
- Private balcony accessed directly from the reception
- Allocated parking space within the residential development
- Generous reception room with separate fitted kitchen
- Principal bedroom benefiting from private en suite
- Walking distance to West Drayton Elizabeth Line station

## Guide Price £270,000

**Description**
A well proportioned two bedroom, two bathroom apartment situated within Bittern House, a modern residential development conveniently positioned within walking distance of West Drayton town centre and the Elizabeth Line station. Offering approximately 614 sq. ft. of accommodation, the property benefits from a private balcony, allocated parking and a practical layout suited to both homeowners and investors.

ACCOMMODATION

The accommodation comprises an entrance hallway with useful built-in storage, leading through to a spacious reception room providing ample space for both living and dining furniture. Double doors open directly onto a private balcony, while the adjoining fitted kitchen offers a range of contemporary units, integrated appliances and work surfaces.

There are two well proportioned bedrooms, including a principal bedroom with an en suite shower room. The second bedroom provides flexibility for use as a guest bedroom or home office, with a separate family bathroom completing the accommodation.

Externally, the property benefits from an allocated parking space, while the development enjoys an attractive setting close to the Grand Union Canal.

LOCATION

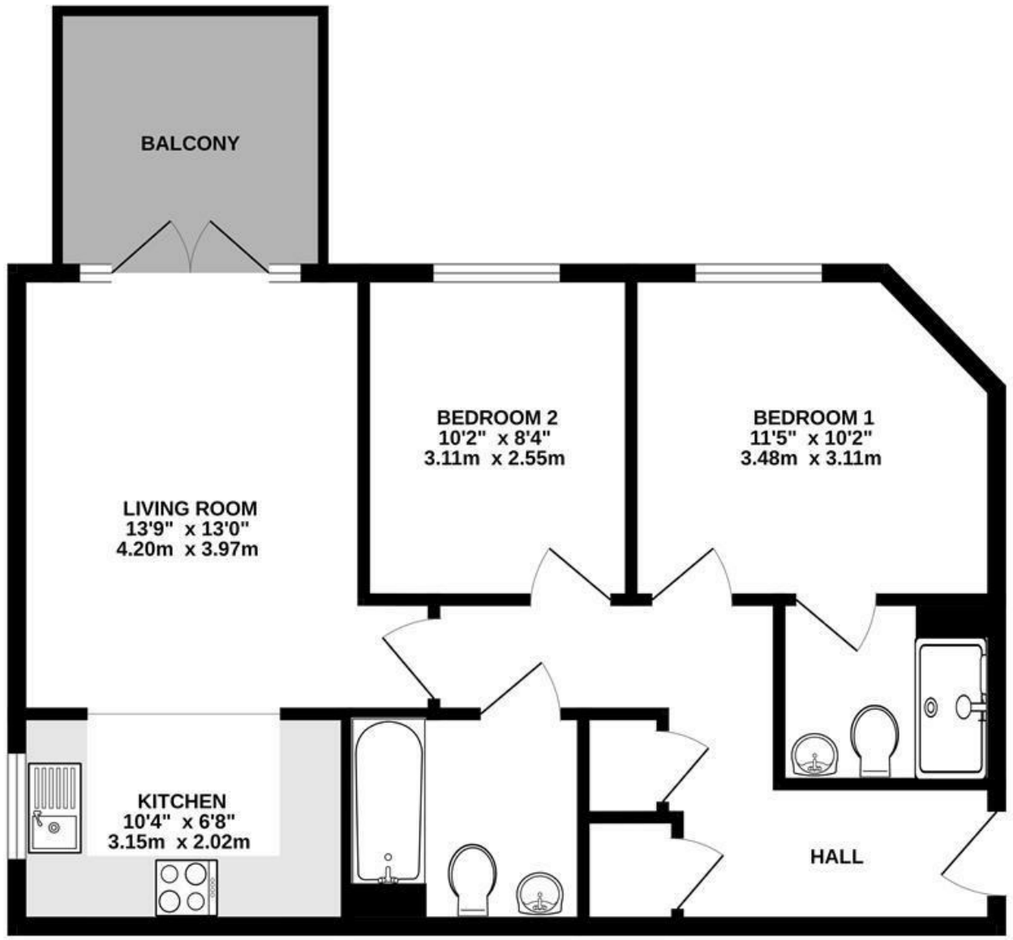
Bittern House is situated on Wraysbury Drive, conveniently located for West Drayton town centre and its selection of shops, supermarkets, cafés and restaurants.

West Drayton station is approximately a ten minute walk away, providing Elizabeth Line services to Paddington, Bond Street, Liverpool Street and Canary Wharf, as well as connections to Heathrow Airport and Reading.

The nearby Grand Union Canal offers pleasant waterside walks, while Stockley Park, Uxbridge town centre and Heathrow Airport are all within easy reach. For motorists, the M4 and M25 motorways provide convenient access to Central London and the wider motorway network.

**Additional information**
Tenure: Leasehold
Remaining lease: 130 years remaining
Annual service charge: £2,500 approximately
Annual ground rent: £250 approximately
Council tax band: D
EPC rating: B

GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.




TOTAL FLOOR AREA : 614 sq.ft. (57.0 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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