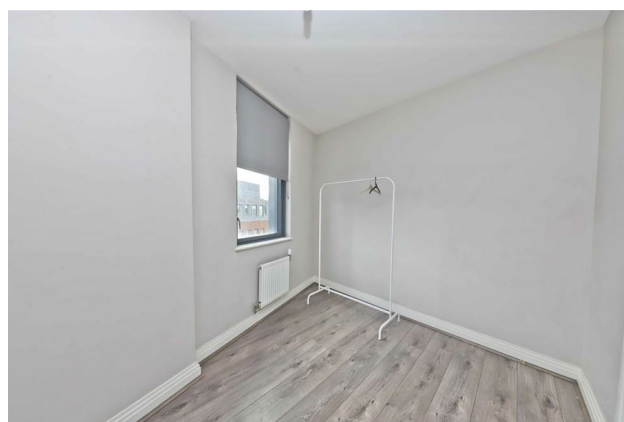
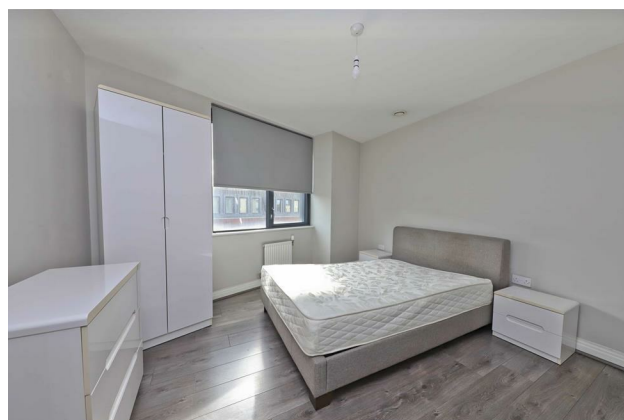
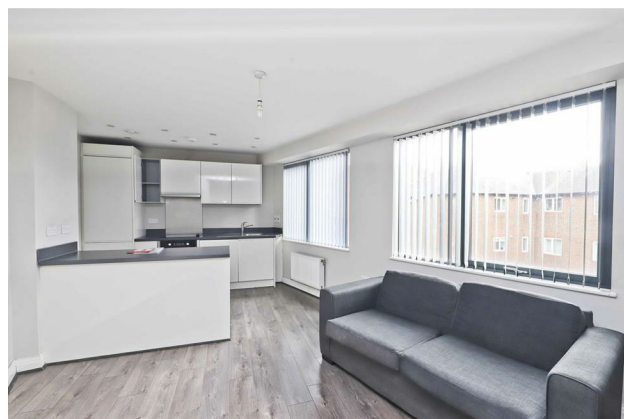




Bentinck Road, West Drayton, UB7 7SG

- Fourth floor apartment
- Two bedrooms
- Prime location
- Moments from West Drayton station
- Open plan living space
- Allocated parking
- Residents roof garden
- No upper chain

Offers In Excess Of £295,000

Description

Available with no onward chain, this contemporary apartment is situated within a desirable gated development.

Accommodation

The accommodation includes an entrance hall with built-in storage, a contemporary bathroom, two bedrooms, and an open-plan living area featuring fitted kitchen units and integrated appliances.

Outside

Residents benefit from access to a private roof garden, as well as an allocated parking space within the gated car park.

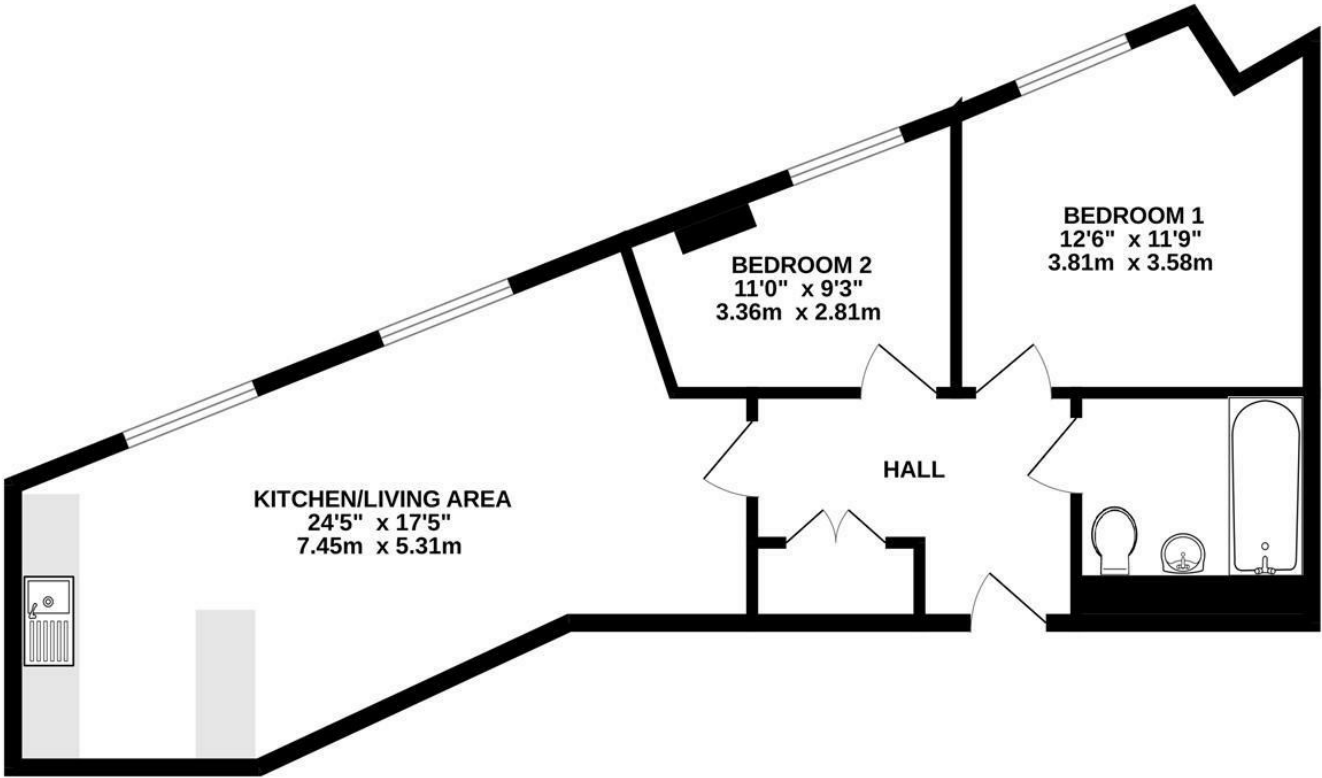
Situation

West Drayton provides outstanding transport connections, offering fast and convenient travel into central London — with Bond Street reachable in around 30 minutes. Heathrow Airport is only a short drive away, ensuring easy access for international journeys. The area is also well served by local bus routes and major roads, including the M4 and M25. Alongside its excellent connectivity, West Drayton benefits from a variety of local amenities, including shops, schools, and green open spaces.

Terms and notification of sale

Tenure: Leasehold
Lease: 116 years
Local authority: London Borough Of Hillingdon:
Council tax band: C
EPC Rating: B
Ground Rent: £295.00
Service Charge: £2,027.36

GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 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