

2 Spring Promenade, West Drayton, UB7 9GL

- No upper chain
- Excellent transport links
- Well presented throughout
- Landscaped Communal Grounds
- Integrated appliances
- Allocated parking
- Sought after development
- Studio apartment

Guide Price £225,000

GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.

Description

Positioned in the highly desirable Drayton Garden Village development, this well-presented studio apartment is located within easy reach of West Drayton station. The property benefits from allocated residents parking, making it an ideal choice for a first time buyer or an investor. Offered to the market with the added benefit of no onward chain, it provides a straightforward purchase in a highly convenient location.

Accommodation

The interior features a bright open plan living area that offers a versatile space for both relaxation and dining. Adjacent is a separate kitchen equipped with built in appliances and ample storage, complemented by a practical utility cupboard for household essentials. The accommodation is completed by a contemporary bathroom suite, with the entire property maintained to a high standard throughout.

Situation

West Drayton offers excellent transport links. The area benefits from quick access to central London, with journeys to Bond Street from West Drayton taking just 30 minutes. Additionally, Heathrow Airport is just a short drive away, making international travel easily accessible. With good local bus services and road connections, including the M4 and M25, West Drayton offers exceptional transportation options for residents. Combined with local amenities such as shops, schools, and green spaces

Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

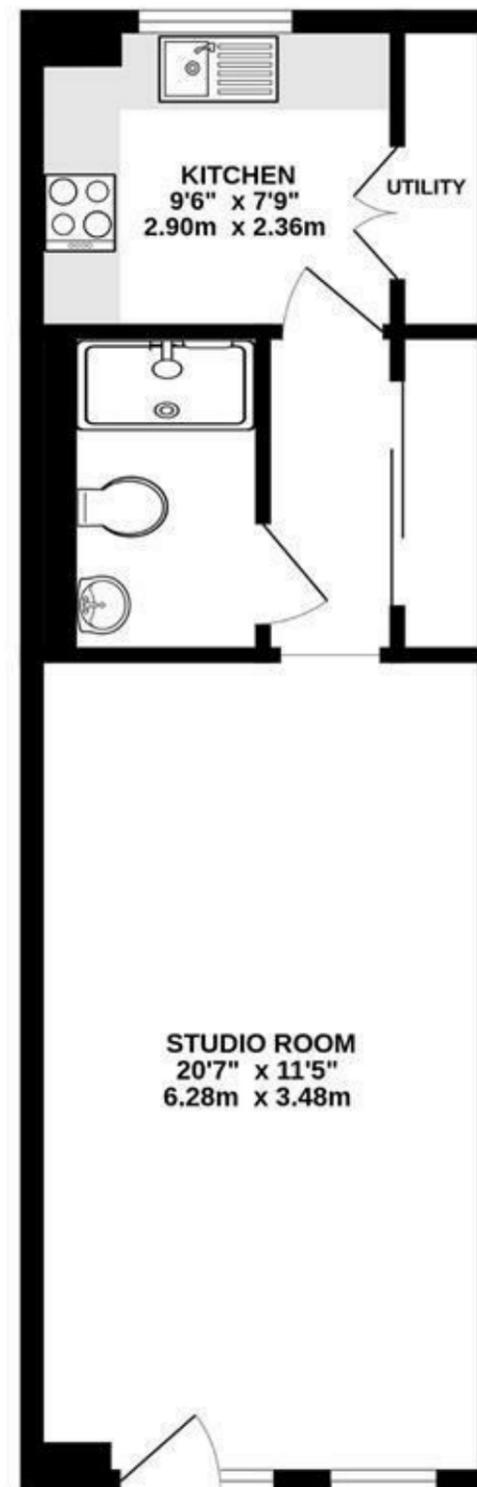
Council tax band: C

EPC rating: B

Lease term: 116 years remaining

Service charge: £755.56 per annum

Ground rent: £150 per annum



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

TOTAL FLOOR AREA: 405 sq.ft. (37.6 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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