



Swan Road, West Drayton, UB7 7JG

- Private terrace with adjoining garden space
- Two bedrooms and two bathrooms
- Short walk to local amenities
- Secure gated development with parking
- Well balanced 654 sq ft layout
- Elizabeth Line station close by

Guide Price £255,000

Description

A well proportioned two bedroom, two bathroom ground floor apartment with a private terrace and garden area, situated in a convenient position just off the High Street and within easy reach of the Elizabeth Line.

The property extends to approximately 654 sq ft and offers practical, well balanced accommodation throughout. The principal reception space is an open plan kitchen/living room with direct access to the outside space, providing a good arrangement for both day to day living and entertaining.

The principal bedroom benefits from an en suite bathroom, whilst the second double bedroom is served by a separate family bathroom. An entrance hall provides access to all rooms and includes useful storage.

Further benefits include allocated parking within a gated development and a private terrace and garden area.

The apartment is well placed for the amenities of the High Street, including a range of shops, cafés and restaurants, whilst the nearby Elizabeth Line provides fast and convenient access into Central London, Heathrow and Canary Wharf.

Location

West Drayton is well regarded for its excellent connectivity and growing appeal among commuters. West Drayton Station provides access to the Elizabeth Line, offering fast and direct services into Central London, the West End and Canary Wharf, as well as convenient links to Heathrow Airport. The nearby M4 and M25 further enhance road connections across London and the wider motorway network.

The area benefits from a good range of local amenities, including shops, supermarkets and independent cafés, with more extensive retail and leisure facilities available in nearby Uxbridge. There are a selection of well regarded schools and access to open green spaces.

Additional information

Tenure: Leasehold
Local Authority: London Borough of Hillingdon
Council tax band: C
EPC rating: D

Lease term: 80 years remaining
Service charge: £2,520 per annum
Ground rent: £200 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

