



3 Wintergreen Boulevard, West Drayton, UB7 9FQ

- Two double bedrooms
- Large open plan living space
- Allocated parking
- Lift to all floors
- Prime location
- En-suite to principle bedroom
- Private terrace
- Family bathroom
- Very well presented
- 714sqft of accommodation

Offers In Excess Of £350,000

Approx. Gross Internal Area 714 Sq Ft - 66.30 Sq M

Description

With a private terrace that provides peaceful views of the well maintained communal gardens, this property boasts a generous and well-proportioned interior, flooded with natural light.

Accommodation

The accommodation briefly comprises an entrance hall with two built-in storage cupboards. The spacious open-plan living area seamlessly flows onto a private terrace, while the kitchen offers an excellent range of storage units and drawers, complete with integrated appliances. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room. Additionally, a modern family bathroom completes the accommodation.

Outside

There is a private terrace, attractive and well maintained communal gardens and an allocated parking space.

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

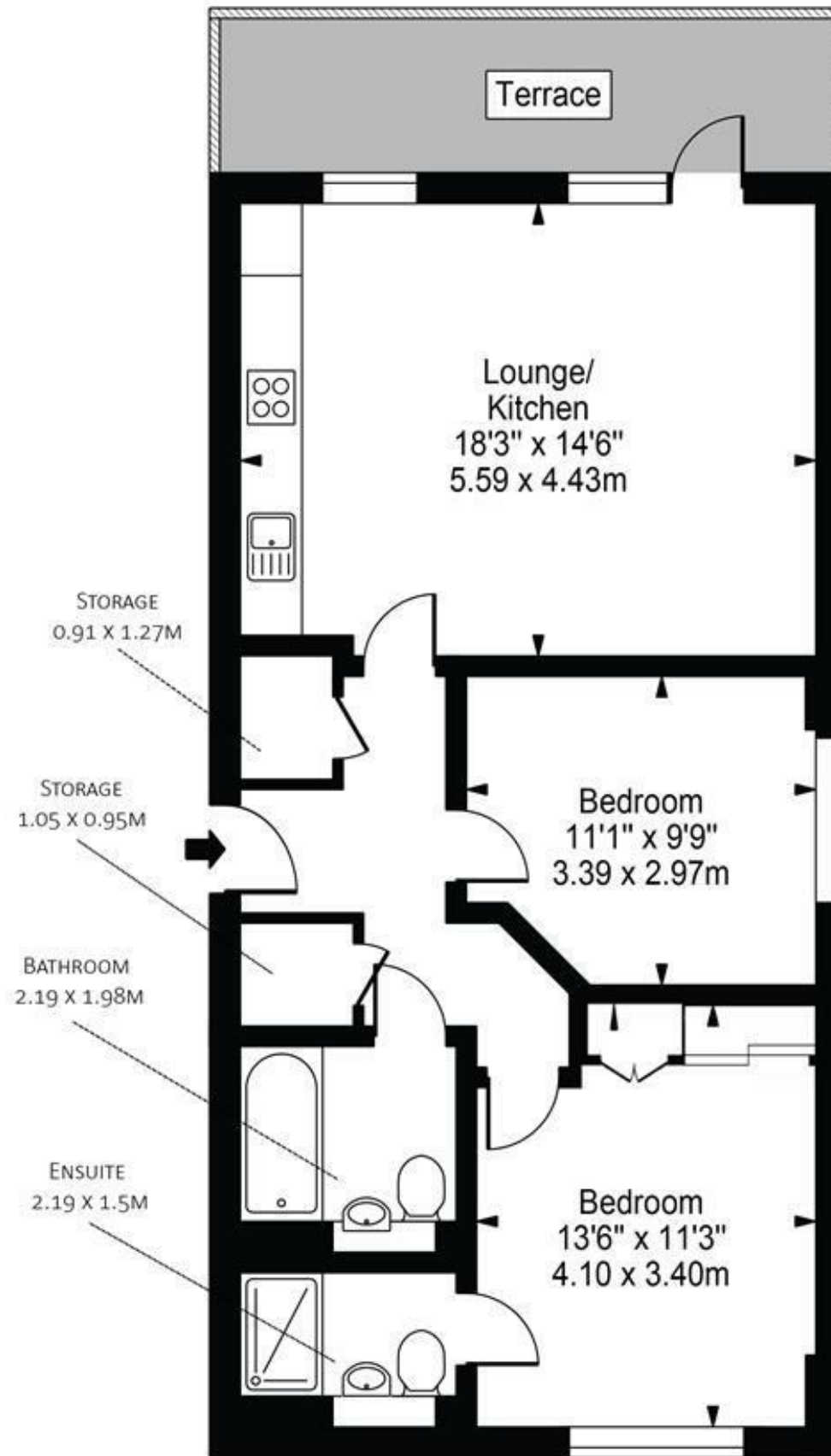
Council tax band: D

EPC rating: B

Lease term: 117 years remaining

Service charge: £1400 per annum

Ground rent: £350 per annum



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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