

















Otter Way, West Drayton, UB7 8FA

- Spacious two bedroom, two bathroom first floor apartment
- Impressive open plan kitchen, living and dining space
- Allocated parking within a modern gated development
- Approximately 708 sq ft of well planned accommodation
- Private balcony accessed directly from the living area
- Walking distance to West Drayton High Street

Guide Price £315,000

Description
Positioned on the first floor, the apartment offers an excellent balance of living and bedroom accommodation, with generous proportions and a layout that works particularly well for both everyday living and entertaining.

At the heart of the property is an impressive open-plan kitchen and reception room, extending to approximately 25'4" x 14'4". The kitchen is neatly arranged to one end of the room with a range of fitted cabinetry and integrated appliances, leaving plenty of space for both dining and seating areas. Double doors open onto the private balcony, bringing natural light into the room and providing a pleasant extension to the living space.

The principal bedroom is a notable feature of the apartment, measuring approximately 18'7" x 11'2" and offering excellent wardrobe space together with a private en-suite shower room. The second bedroom is also well proportioned and would work equally well as a guest bedroom, children's room or home office. A separate family bathroom is positioned off the entrance hall.

The property extends to approximately 708 sq ft in total and also benefits from useful storage within the hallway.

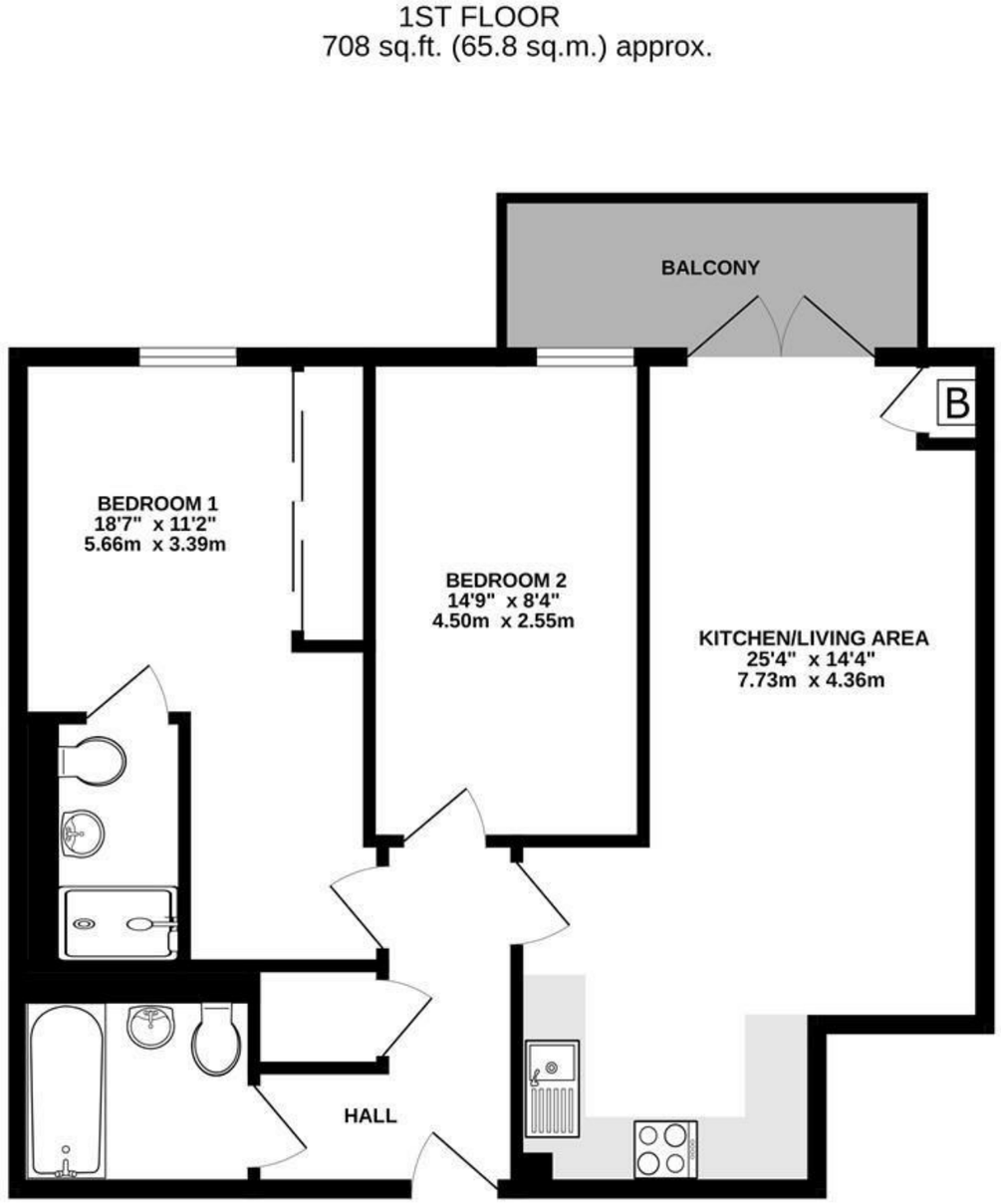
The apartment has its own private balcony accessed directly from the main reception room, while the development itself is set behind a gated entrance with attractive communal surroundings.

The apartment also benefits from access to well maintained communal grounds, including a children’s play area with climbing equipment.

There is allocated parking with the property.

Additional information
Tenure: Leasehold
Local Authority: London Borough of Hillingdon
Council tax band: D
EPC rating: B

Lease: 113 years remaining
Service Charge: £3,133 per annum
Ground Rent: £300 per annum



TOTAL FLOOR AREA : 708 sq.ft. (65.8 sq.m.) approx.

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