









Wintergreen Boulevard, West Drayton, UB7 9GJ

- Spacious one bedroom apartment exceeding 600 square feet
- Private balcony overlooking attractive landscaped communal grounds
- Conveniently positioned close to Sainsbury’s and amenities
- Impressive open plan kitchen and generous living area
- Generously proportioned double bedroom with excellent space
- Excellent transport connections including nearby Elizabeth Line

Guide Price £235,000

Description
55 Brecon Lodge is a bright and generously proportioned one bedroom apartment, forming part of the modern Wintergreen Boulevard development in West Drayton. Extending to approximately 608 sq. ft., the property offers particularly good living space for a one-bedroom apartment, with a practical layout and a private balcony.

The apartment is approached via a welcoming entrance hall which provides access to all principal rooms. The main living space is an impressive open plan kitchen/living area, measuring approximately 19'2" x 16'9". The kitchen is arranged along one side with a range of fitted units and integrated appliances, leaving ample space for both dining and relaxed seating areas. Glazed doors open directly onto the private balcony, providing an attractive extension to the living space and overlooking the landscaped communal grounds.

The bedroom is another notably generous room, measuring approximately 15'7" x 10'11", with excellent space for a double bed and additional bedroom furniture. Completing the accommodation is a well appointed bathroom with a modern white suite and bath with shower over.

Externally, residents benefit from the development's landscaped communal grounds, while the apartment's balcony provides its own private outside space. There is allocated parking included.

Location

Wintergreen Boulevard is well positioned for the amenities and transport connections of West Drayton. A Sainsbury's supermarket is conveniently located nearby, together with a selection of local shops and everyday services. West Drayton town centre and station are also within easy reach.

West Drayton railway station provides Elizabeth line services, offering direct connections towards Heathrow Airport, Hayes & Harlington, Ealing Broadway, Paddington and through central London. The area is also particularly well placed for motorists, with convenient access to the M4, M25 and A408, making the property well suited to commuters and those requiring access to Heathrow and the wider motorway network.

Additional information
Tenure: Leasehold
Local authority: London Borough Of Hillingdon
Council Tax Band: C
Current EPC Rating: C

Lease: 986 Years Remaining
Service Charge: £1,974 Per Annum
Ground Rent: £300 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