



4 Portage Place, West Drayton, UB7 8FG

- One bedroom apartment
- Private balcony
- Third floor
- No upper chain
- Lift to all floors
- Canal facing
- Beautifully presented
- Moments from West Drayton Station
- Well proportioned accommodation
- Secure video entry system

Asking Price £295,000

3RD FLOOR
547 sq.ft. (50.8 sq.m.) approx.

Description

Lutchet House occupies a prime residential location, providing residents with easy access to a variety of local amenities, green spaces and excellent transport links

Accommodation

The property is a bright, modern one-bedroom flat boasting a spacious open plan living room & fully-fitted kitchen, with a door that opens to a private balcony overlooking the waterside. Benefitting from high ceilings and full-length triple-glazed windows throughout, there is a large master bedroom with fitted wardrobe, an attractive bathroom suite, and an entrance hall with a coat cupboard and a large utility room.

Outside

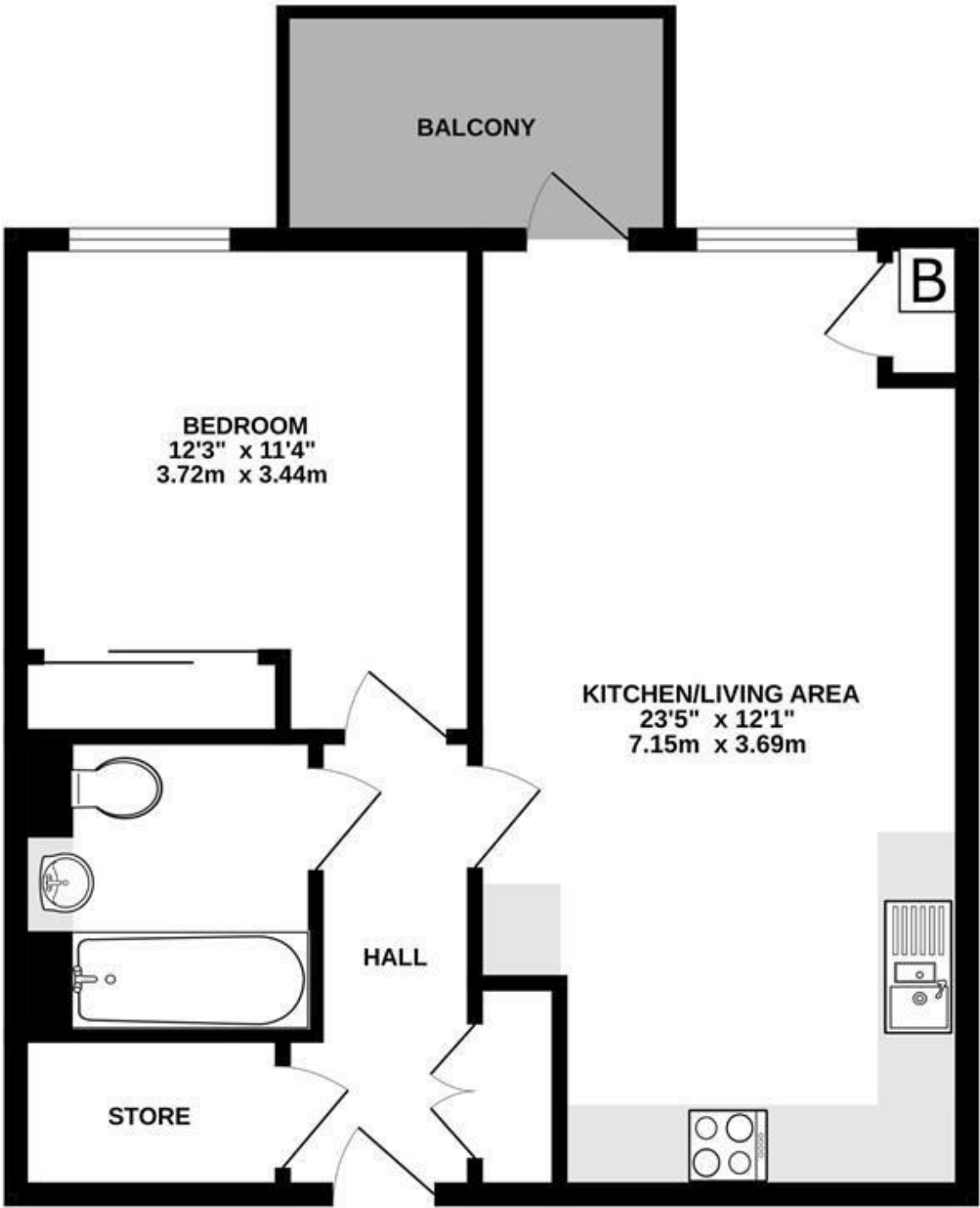
There are communal gardens surrounding the development and secure bike storage. The development has its own secure underground car park for residents' use. Parking bays are available and are assigned on arrangement with the Housing Association, Guinness Homes.

Situation

West Drayton station is less than a 5-minute walk away, where the Elizabeth line now operates from Reading to Abbey Wood (stopping at West Drayton) providing access to Liverpool Street station and Tottenham Court Road in less than 30 minutes. There is also excellent access to the M4 motorway and Heathrow Airport.

Terms and notification of sale

Tenure: Leasehold
Remaining lease: 121 years
Annual service charge: £1926.60
Ground rent: £0
Council tax band: C
EPC rating: B



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 : 547 sq.ft. (50.8 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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