









Fairfield Road, Yiewsley, West Drayton, UB7 8FD

- Spacious two bedroom, two bathroom second floor apartment
- Generous open plan kitchen and living area
- Private balcony accessed from the living area
- Approximately 827 sq. ft. of well proportioned accommodation
- Principal bedroom with en-suite and walk-in wardrobe
- Walking distance to West Drayton Elizabeth Line station

Guide Price £290,000

Description
Situated in a central West Drayton location, this spacious two bedroom, two bathroom apartment offers approximately 827 sq. ft. of well proportioned accommodation, with a private balcony and excellent access to the High Street and Elizabeth Line station.

The accommodation comprises an entrance hallway leading to an impressive open plan kitchen and reception room, measuring 19'0" x 16'6", providing ample space for both living and dining. The contemporary kitchen is fitted with a range of high gloss units, contrasting work surfaces and integrated cooking appliances. Doors from the reception area open onto a private balcony.

There are two generously sized double bedrooms, with the principal bedroom measuring 16'6" x 10'0" and benefiting from a separate walk-in wardrobe and en-suite shower room. The second bedroom measures 12'8" x 9'10" and is served by a further bathroom fitted with a white suite.

Location

Zeus Court occupies a highly convenient position on Fairfield Road, just off West Drayton High Street, with an excellent selection of shops, supermarkets, cafés and everyday amenities within easy walking distance.

West Drayton station is also a short walk away, providing Elizabeth Line services into Central London, including Paddington, Bond Street, Liverpool Street and Canary Wharf.

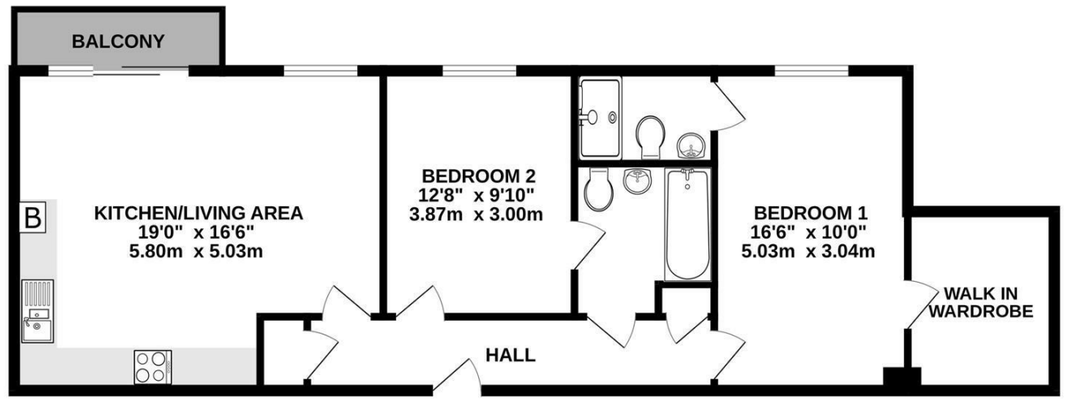
The recently opened Platinum Jubilee Leisure Centre is located nearby, offering modern swimming facilities, a gym, fitness studios and a range of recreational amenities.

The property is also well positioned for access to Stockley Park, Heathrow Airport and the M4 and M25 motorway networks.

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

Lease remaining: 109 years remaining
Service Charge: £2,755 per annum
Ground Rent : £250 per annum

2ND FLOOR
827 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 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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