



## Station Road, West Drayton, UB7 7NL

- Two double bedrooms, two bathroom apartment
- Attractive and well maintained communal gardens
- Moments from High Street amenities
- Secure gated development with allocated parking
- Short walk to Elizabeth Line station
- Spacious first floor apartment, 645 sq ft

**Guide Price £280,000**

### Description

Occupying a first floor position within Rectory Court, this bright and thoughtfully arranged apartment provides comfortable living in a secure and well-maintained setting. The development comprises a limited number of apartments, creating a more private atmosphere, whilst its gated entrance and landscaped communal grounds enhance the sense of exclusivity.

The accommodation extends to approximately 645 sq ft and is centered around a welcoming entrance hall with useful storage. The spacious sitting room enjoys excellent proportions, providing ample space for both seating and dining, while the separate kitchen is fitted with a range of base and wall units with space for everyday appliances.

The principal bedroom is a generous double and benefits from an en suite shower room. A second well proportioned double bedroom is served by the family bathroom, making the apartment equally suited to owner occupiers, downsizers or those requiring guest accommodation or a home office.

Externally, residents enjoy attractive communal gardens together with the convenience of gated allocated parking.

Rectory Court is ideally positioned just off West Drayton High Street, placing a wide range of shops, cafés, restaurants and everyday amenities within easy walking distance. West Drayton Station is also nearby, offering fast and direct services via the Elizabeth Line into Central London, Canary Wharf and Heathrow Airport, making the location particularly attractive for commuters.

The area is also well connected by road, with the M4, M25 and A40 all readily accessible, whilst Heathrow Airport is only a short drive away.

### Additional information

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: D

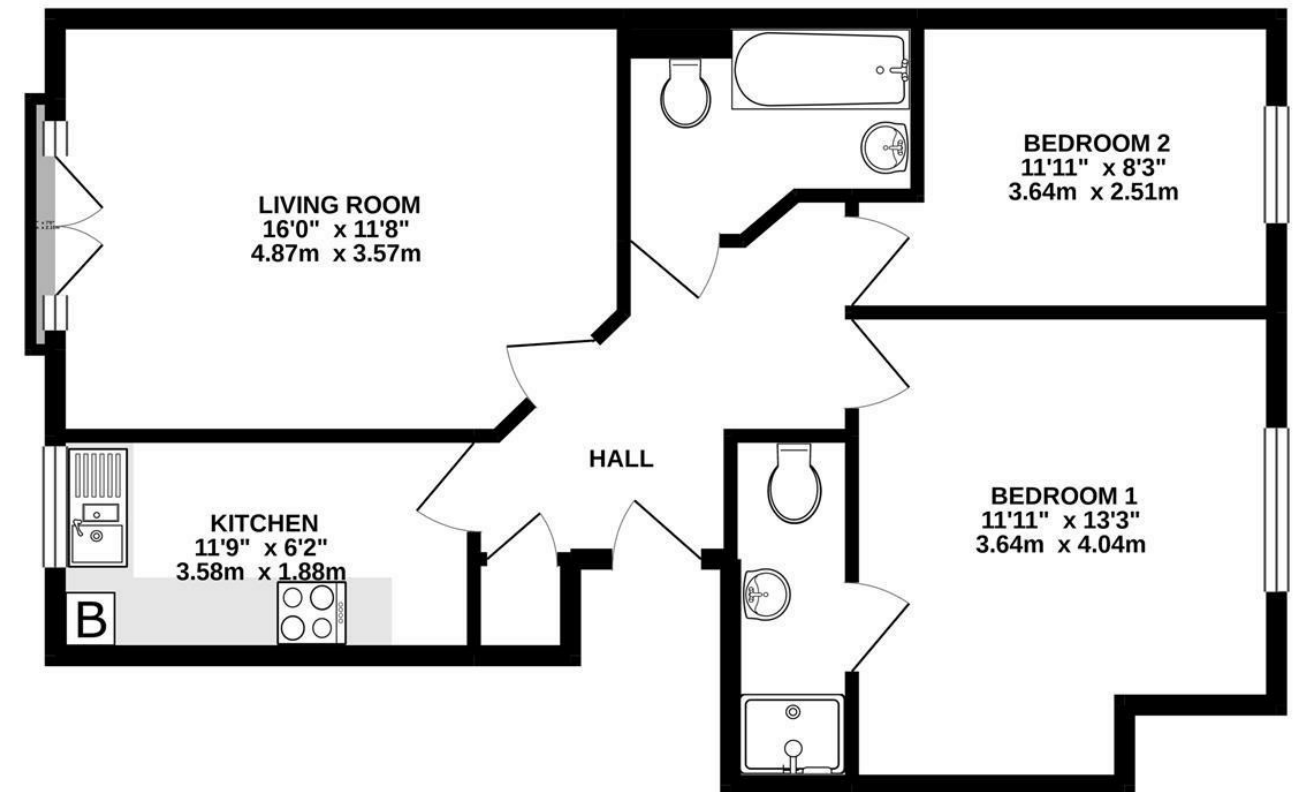
EPC rating: B

Lease term: 99 years remaining

Service charge: £1,992 per annum

Ground rent: £125 per annum

1ST FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 645 sq.ft. (59.9 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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