

## Yardley Court, 1 Garnet Place, West Drayton, UB7 7GA

- Two bedrooms
- Underfloor heating
- Secure entry system
- Moments to West Drayton station
- Private balcony
- Undercroft parking
- No upper chain
- 991 Year lease

**Guide Price £340,000**

### Description

Situated in the heart of West Drayton, this contemporary two-bedroom apartment offers a bright, well-designed living space ideal for modern lifestyles. Finished to a high standard throughout, the property provides excellent convenience, with shops, transport links, and local amenities just moments away. A private south facing balcony provides far reaching views.

### Location

Situated in the heart of West Drayton, this property enjoys a prime location with an array of local amenities at your doorstep. From shops and restaurants to schools and parks, everything you need is within easy reach. For commuters, West Drayton station offers excellent transport links, connecting you to central London and beyond.

### Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: D

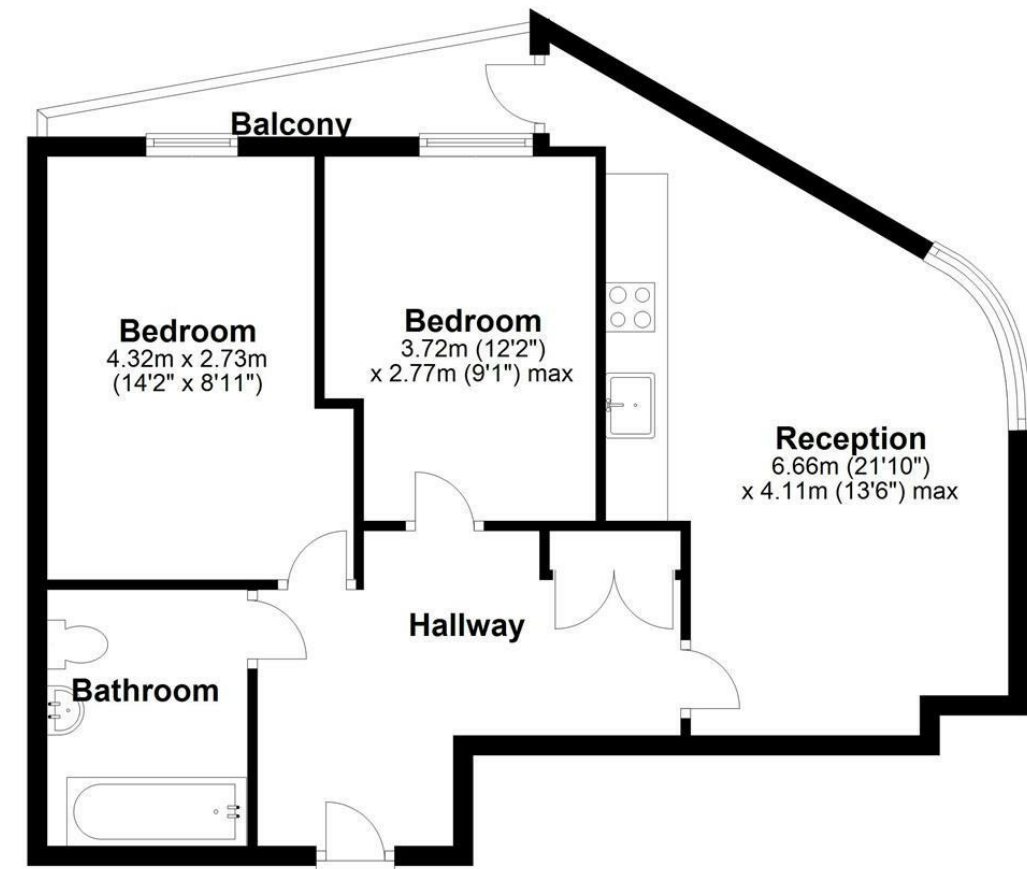
EPC rating: B

Lease term: 991 years remaining

Service charge: £2959 per annum

Ground rent: £350 per annum

**Third Floor**  
Approx. 60.9 sq. metres (655.5 sq. feet)



Total area: approx. 60.9 sq. metres (655.5 sq. feet)

### 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