



## The Brambles, West Drayton, UB7 7UQ

- Three-bedroom maisonette duplex
- Luxuriously tiled bathroom suites
- Renovated to a high spec
- Garden storage facility
- Tastefully renovated throughout
- Accommodation spread across three floors
- Private lawn garden with patio detailing
- New appliances throughout

**Guide Price £390,000**

**Description**

This three bedroom, split level maisonette duplex has been recently renovated to a high spec, including top of the range appliances, luxury tiled bathroom suites and bespoke fitted storage facilities.

**Accommodation**

Accommodation comprises of entrance lobby, the ground floor has bespoke storage, downstairs w.c and access to the rear garden. The first floor has large living room and large kitchen with top of the range appliances including hob, extractor fan, oven and smart fridge. On the second floor you'll find three well apportioned bedrooms with built in wardrobes and a seperate bathroom suite, finished to a high spec.

**Outside**

At the rear of the property is a lawn garden with patio details, screened by fencing for added privacy. At the end of the garden there is a seperate storage facility. The property comes with available parking options.

**Location**

West Drayton's position on the western edge of the Capital means that it is superbly placed to access Central London with ease. With frequent services to London Paddington in less than 25 minutes from the West Drayton Mainline Train Station with the Elizabeth Line upgrade, which brings West Drayton to within a 40 minute train journey to Canary Wharf and will give regular access to the center of London. The property also has convenient vehicular access to the M25 and M4 motorways. The property is within walking distance to local shops, great schools, local bus routes and a short bus ride to West Drayton Town Centre. West Drayton is 10 minutes from Heathrow airport.

**Terms and notification of sale**

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

Lease: 92 Years remaining  
Service charge and ground rent: £882.12 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

