



## Swan Road, West Drayton, UB7 7JG

- Shared ownership 35%
- Two bedrooms and two bathrooms
- Short walk to local amenities
- Private terrace with adjoining garden space
- Secure gated development with parking
- Well balanced 654 sq ft layout
- Elizabeth Line station close by

**Asking Price £89,250**

### Description

Shared ownership 35%.

A well proportioned two bedroom, two bathroom ground floor apartment with a private terrace and garden area, situated in a convenient position just off the High Street and within easy reach of the Elizabeth Line.

The property extends to approximately 654 sq ft and offers practical, well balanced accommodation throughout. The principal reception space is an open plan kitchen/living room with direct access to the outside space, providing a good arrangement for both day to day living and entertaining.

The principal bedroom benefits from an en suite bathroom, whilst the second double bedroom is served by a separate family bathroom. An entrance hall provides access to all rooms and includes useful storage.

Further benefits include allocated parking within a gated development and a private terrace and garden area.

The apartment is well placed for the amenities of the High Street, including a range of shops, cafés and restaurants, whilst the nearby Elizabeth Line provides fast and convenient access into Central London, Heathrow and Canary Wharf.

### Location

West Drayton is well regarded for its excellent connectivity and growing appeal among commuters. West Drayton Station provides access to the Elizabeth Line, offering fast and direct services into Central London, the West End and Canary Wharf, as well as convenient links to Heathrow Airport. The nearby M4 and M25 further enhance road connections across London and the wider motorway network.

The area benefits from a good range of local amenities, including shops, supermarkets and independent cafés, with more extensive retail and leisure facilities available in nearby Uxbridge. There are a selection of well regarded schools and access to open green spaces.

### Additional information

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: C

EPC rating: D

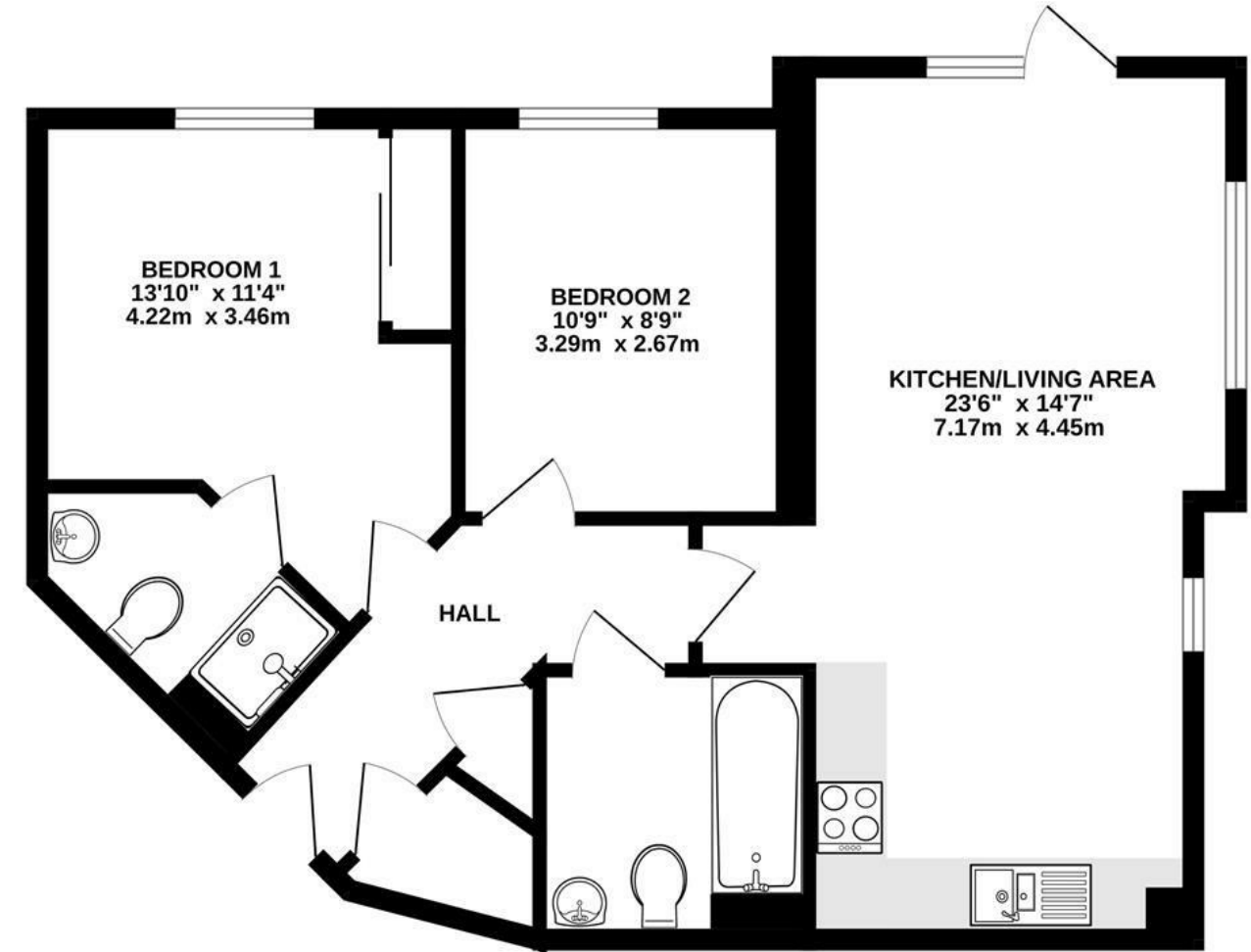
Lease term: 80 years remaining

Rent: £974.97 per annum

Service charge: £2,520 per annum

Ground rent: £200 per annum

GROUND FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 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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