



Pennyroyal Drive, West Drayton, UB7 9GX

- Stunning two bedroom third floor apartment
- Modern bathrooms equipped with high-quality fittings and finishes
- Prime location
- Access to landscape communal gardens
- 735sqft of accommodation
- Showcasing generously proportioned rooms
- Sleek designs throughout
- Exceptional transportation links
- Two allocated parking bays

Asking Price £355,000

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Description

This spacious two-bedroom apartment offers a well-designed open-plan layout, perfect for modern living and entertaining. The property is characterized by its bright and airy interiors, with large windows providing an abundance of natural light throughout the living and dining areas.

Accommodation

This thoughtfully designed apartment opens into a welcoming entrance hall, leading into a spacious open-plan living area that flows seamlessly into a well-equipped kitchen. The kitchen features ample storage, integrated appliances, and sleek work surfaces with an inset sink, gas hob, electric oven, and extractor hood. Two generously sized double bedrooms provide comfort and convenience, with one offering the added benefit of built-in wardrobes. The principal bedroom is complemented by a luxurious en-suite, while the family bathroom offers a relaxing space with an enclosed bath, wash basin, and W.C.

Outside

The outside of the property boasts a private balcony with leafy outlooks of the development, two allocated parking bays and access to landscape communal gardens.

Situation

West Drayton offers excellent transport links. The area benefits from quick access to central London, with journeys to Bond Street from West Drayton taking just 30 minutes. Additionally, Heathrow Airport is just a short drive away, making international travel easily accessible. With good local bus services and road connections, including the M4 and M25, West Drayton offers exceptional transportation options for residents. Combined with local amenities such as shops, schools, and green spaces

Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: D

EPC rating: B

Lease term: 115 years remaining

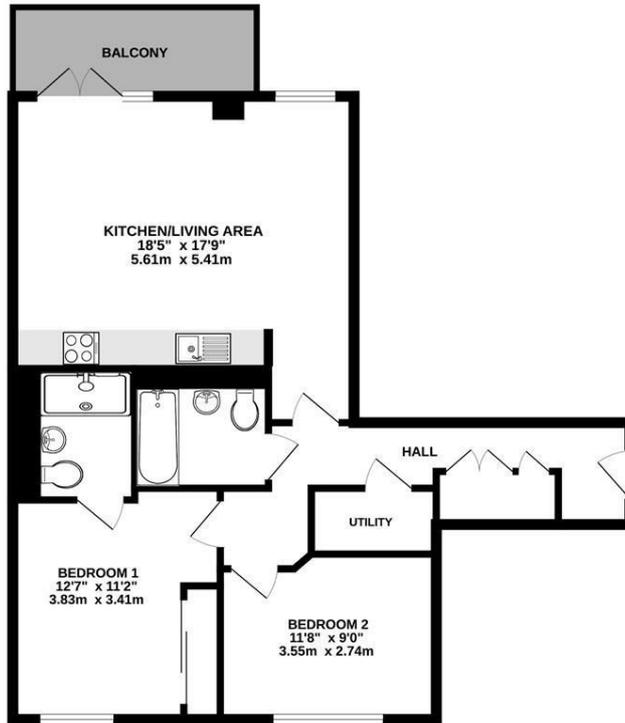
Service charge: £1,800.00 per annum

Ground rent: £520 per annum

IMPORTANT NOTICE

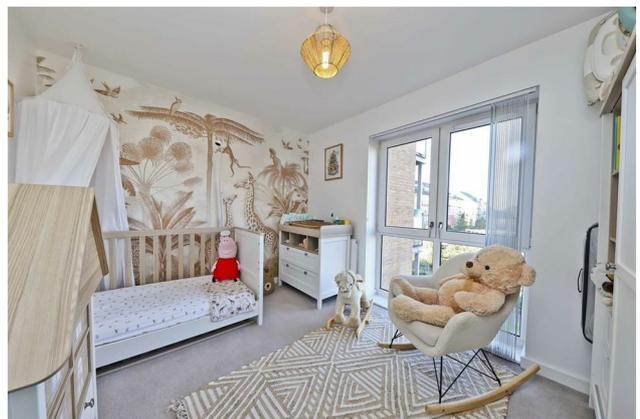
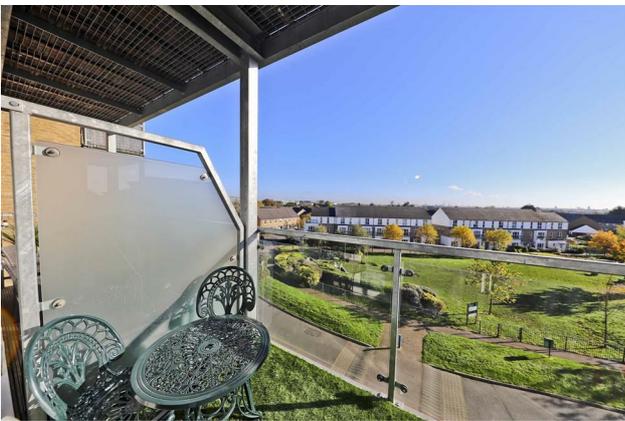
These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They 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 contract

3rd FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing proposed plans, 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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