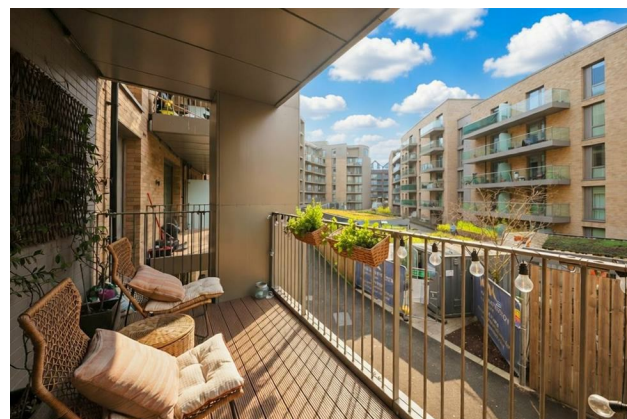




Garnet Place, West Drayton, UB7 7GB

- Two double bedrooms
- En-suite shower room
- Open plan living space
- Underfloor heating
- Direct links to Paddington, Bond Street and Canary Wharf
- Family bathroom
- Large private balcony
- One underground parking space
- Walking distance to West Drayton Station
- Exclusive gated development

Asking Price £398,500

Description

This contemporary two-bedroom, two-bathroom apartment in the heart of West Drayton offers a bright, well-finished living space in a prime central location. Perfectly positioned for effortless access to local shops, cafés, and transport, it combines a sleek modern aesthetic with ultimate convenience.

Accommodation

The accommodation briefly comprises a large entrance hall with built-in storage cupboards, leading to a spacious open-plan living area with underfloor heating and direct access to a large private balcony. The kitchen is finished with stone worktops and fully fitted with a range of high-quality integrated appliances, including a dishwasher and washing machine.

The primary bedroom features built-in wardrobes and an en-suite shower room, while bedroom two is a well-proportioned double room. A modern family bathroom completes the living space.

Outside

There is a private balcony accessed from the living room.
This property has one parking space within the underground carpark.
There is a residents roof garden.

Situation

Set in the heart of West Drayton, this property offers excellent transport links. The area benefits from quick access to central London with direct links to Paddington, Bond Street, Canary Wharf. 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

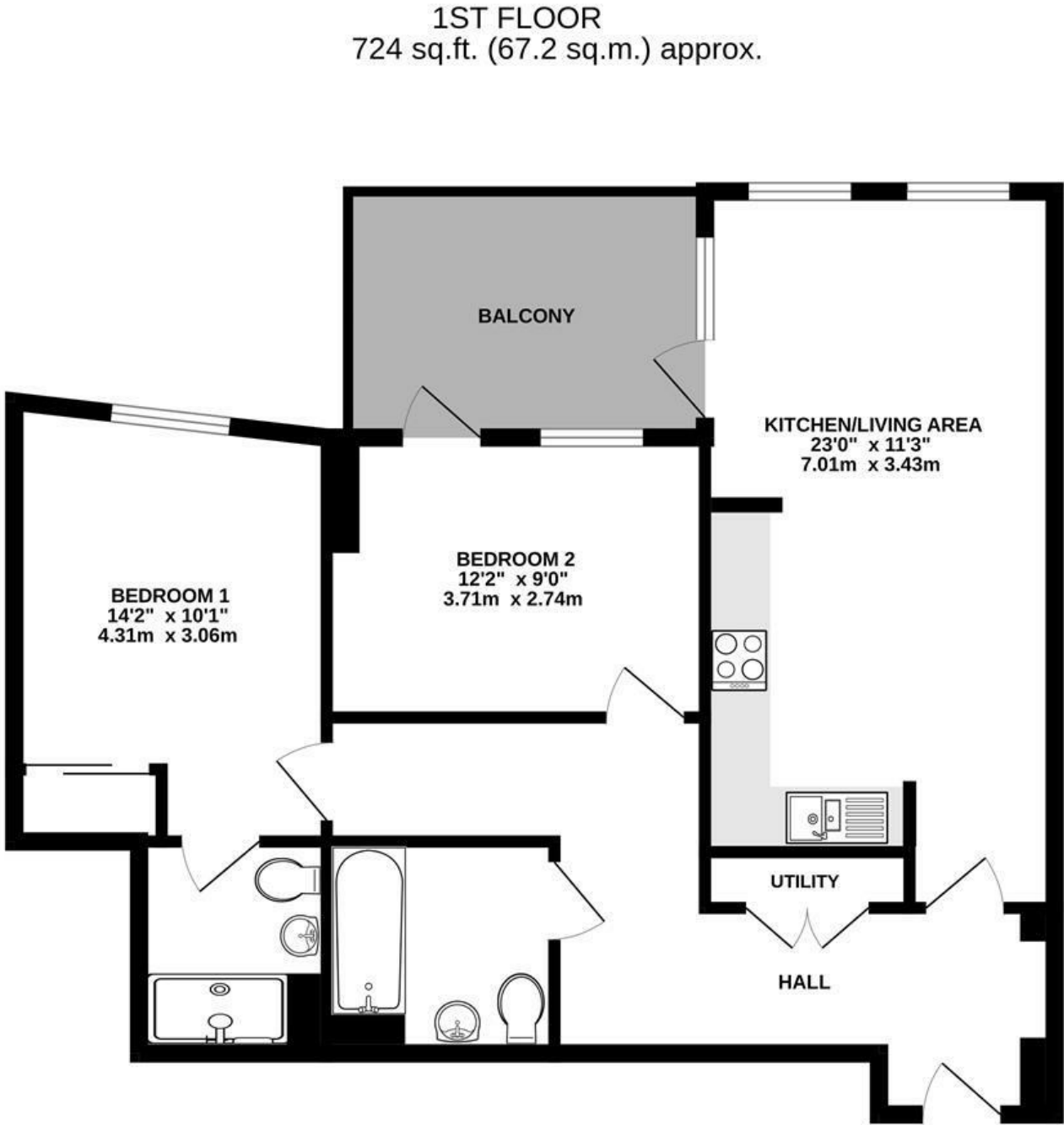
Terms and notification of sale

Tenure: Leasehold
Local Authority: London Borough of Hillingdon
Council tax band: D
EPC rating: B

Lease term: 993 years remaining
Service charge: £3,600 approx. per annum
Ground rent: £350 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



TOTAL FLOOR AREA : 724 sq.ft. (67.2 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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