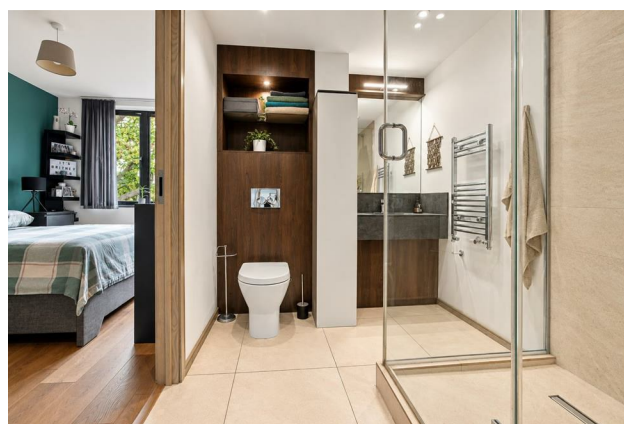
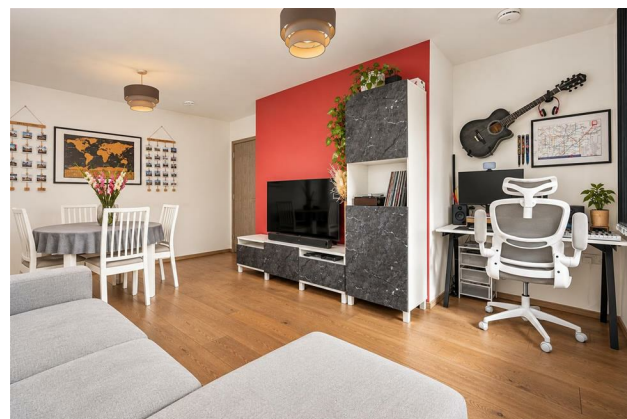




High Street, Yiewsley, West Drayton, UB7 7GJ

- Stylish one bedroom second floor modern apartment
- Impressive lounge and dining room with natural light
- Well proportioned double bedroom with excellent natural light
- Generous accommodation extending to approximately 509 sq ft
- Separate contemporary kitchen with integrated modern appliances
- Convenient for West Drayton Elizabeth Line station

Guide Price £265,000

Description

Set on the second floor of the landmark Kirk House development, this stylish one bedroom apartment offers well planned contemporary accommodation extending to approximately 509 sq ft (47.3 sq m). Kirk House was thoughtfully redeveloped by award winning Quad, combining its retained original façade with modern interiors and a high quality specification.

The apartment is arranged around a welcoming entrance hall, leading to an impressive 17'3" x 13'1" lounge/dining room. Generous glazing provides excellent natural light, while the proportions offer ample space for both relaxed seating and a dedicated dining area.

A separate 8'4" x 7'5" kitchen provides a more defined cooking space than is often found within modern one bedroom apartments. The Kirk House specification includes contemporary cabinetry, integrated Bosch appliances and Zenith work surfaces, complemented by engineered oak flooring and underfloor heating elsewhere within the development's apartments.

The 12'7" x 11'6" double bedroom is particularly well proportioned, with space for substantial bedroom furniture. Completing the accommodation is a contemporary shower room and useful storage positioned off the hallway.

Kirk House is a distinctive residential development on West Drayton High Street, with residents benefiting from lift access, secure entry and private parking within the development.

Location

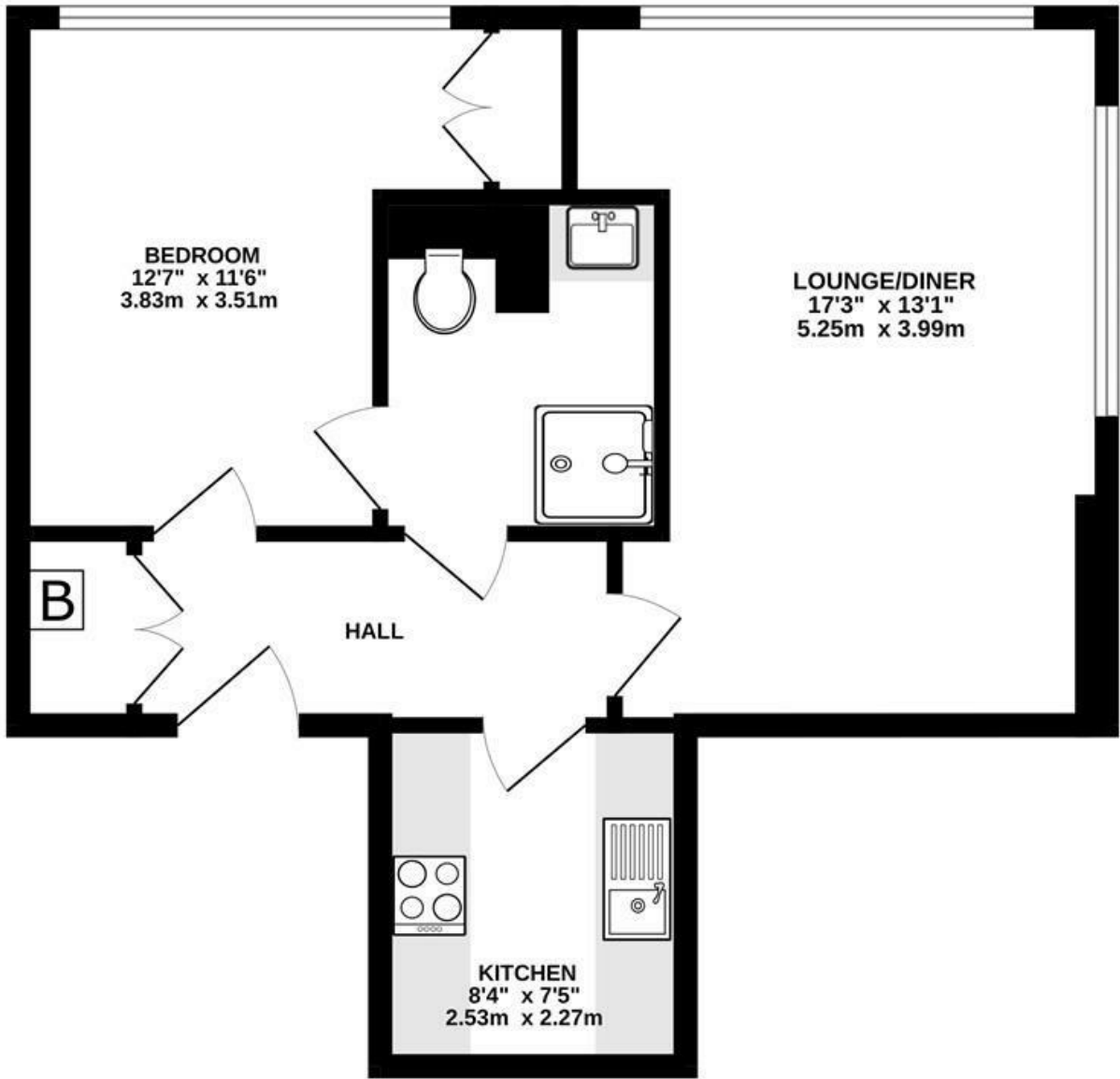
The property occupies a highly convenient position for the area's shops, cafés and everyday amenities, while West Drayton Station is only a short walk away. The station is served by the Elizabeth line, providing direct connections towards Heathrow Airport, Paddington, the West End, the City and Canary Wharf. The M4 and M25 are also readily accessible, making Kirk House particularly well placed for both rail and road connections.

Additional information

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

Lease: 145 years remaining
Service Charge: £1,876 per annum
Ground Rent: £0 per annum

2ND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



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 : 509 sq.ft. (47.3 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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