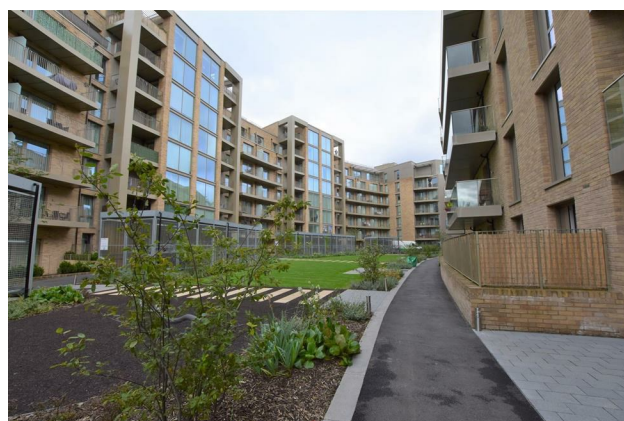




Yardley Court, 1 Garnet Place, West Drayton, UB7 7GA

- Yardley Court
- Private outside area
- Two bathrooms
- No upper chain
- Ground floor
- Two double bedrooms
- Parking
- Moments from West Drayton station

Asking Price £365,000

Description

This exceptional ground floor apartment offers spacious and versatile living in a prime location. Boasting two generous bedrooms, the property features a rare and substantial south-facing wrap-around private outdoor area—accessible directly from both the reception room and principal bedroom. Bright and airy throughout, the apartment combines contemporary design with functionality, making it ideal for modern living.

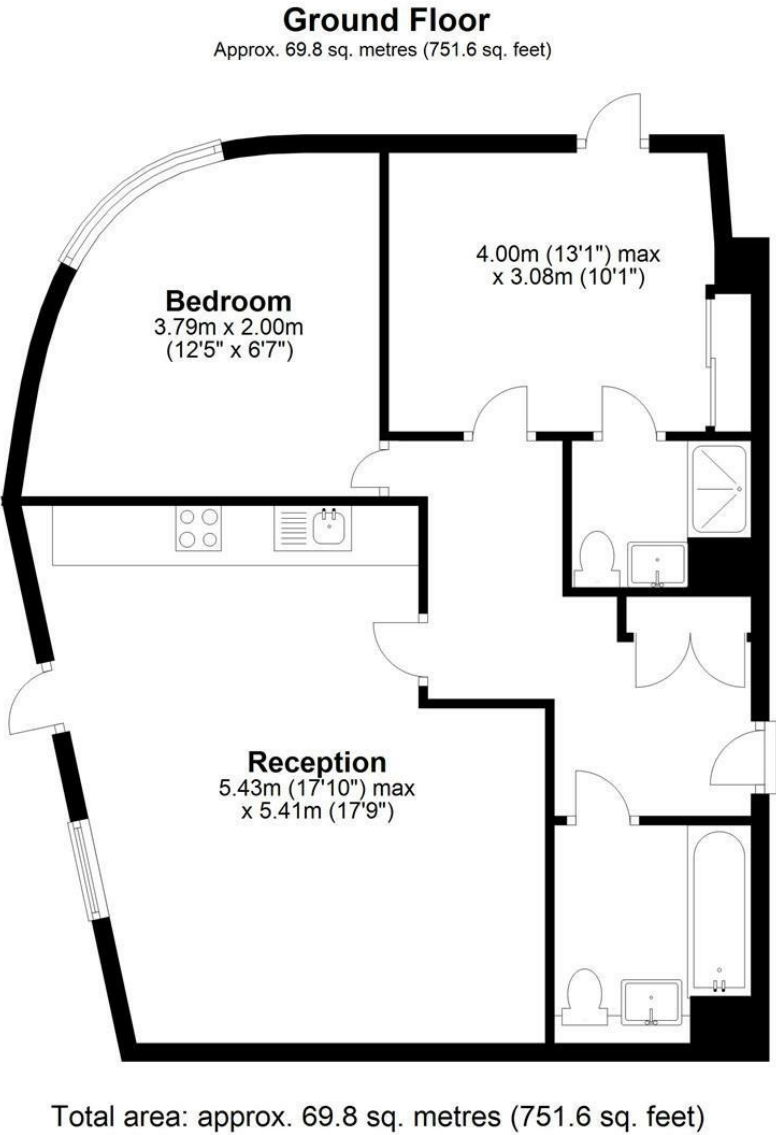
Location

Situated in the heart of West Drayton, this property enjoys a prime location with an array of local amenities at your doorstep. From shops and restaurants to schools and parks, everything you need is within easy reach. For commuters, West Drayton station offers excellent transport links, connecting you to central London and beyond.

Terms and notification of sale

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

Lease term: 994 years remaining
Service charge: £2,500 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