











This two/three bedroom ground floor apartment is nestled within the charming neighborhood of Hornbill Close in Cowley. The property offers flexible and spacious living accommodation stretching to approximately 839 sqft and comes onto the market in need of cosmetic updating.

The layout features a 15ft lounge/diner, a 15ft kitchen/breakfast room, three bedrooms, a bathroom and a separate W.C.

Located just a short walk from Tesco's Cowley, and West Drayton High Street, West Drayton Station (Crossrail) is just a short walk away providing excellent transport links into Central London. The property benefits from free on-street parking for residents and a storage shed on the ground floor. The high street with all local amenities is a stone's throw away. The property is perfect for a small family looking to be close to schools and transport or as a buy-to-let investment.



## Property Information

-  TWO/THREE BEDROOM GROUND FLOOR APARTMENT
-  SPACIOUS AND FLEXIBLE ACCOMMODATION
-  0.7 MILES TO WEST DRAYTON TRAIN STATION (CROSSRAIL)
-  APPROX. 839 SQFT
-  IN NEED OF COSMETIC UPDATING
-  15FT LOUNGE/DINER
-  15FT KITCHEN/BREAKFAST ROOM
-  BATHROOM AND SEPARATE W.C

					
<b>x3</b>	<b>x1</b>	<b>x1</b>	<b>x1</b>	<b>N</b>	<b>N</b>
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Lease Information

Leasehold - 89 years remaining  
 Service Charge including ground rent is approx £112.00 pcm

### Mobile Coverage

5g voice and data

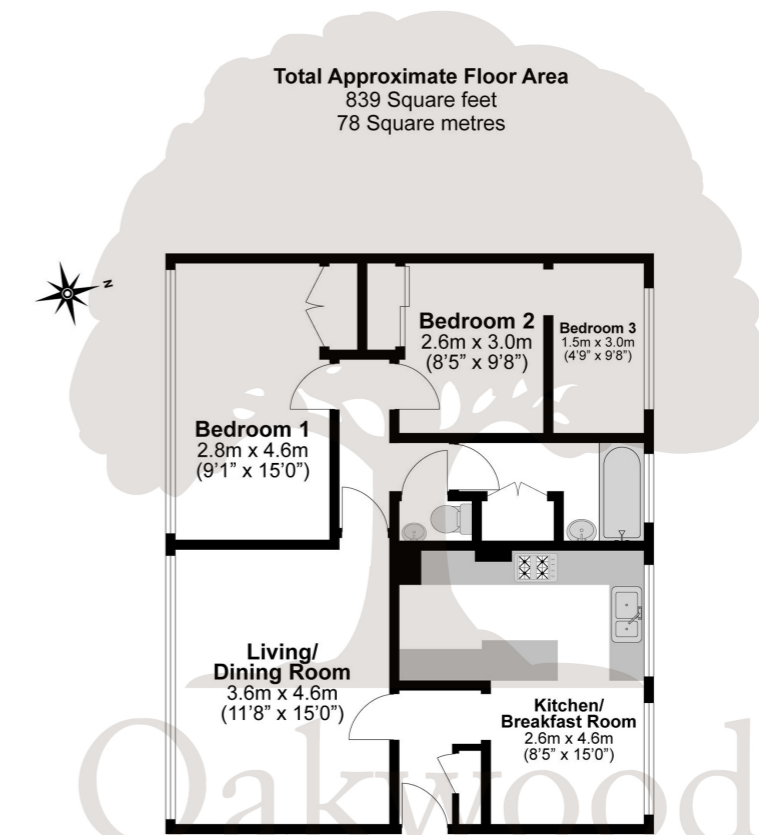
### Internet Speed

Ultrafast

### Area

Cowley, located in West Drayton, is a charming residential area in the London Borough of Hillingdon. Nestled along the western outskirts of Greater London, Cowley offers a peaceful suburban retreat while maintaining easy access to the capital's amenities. Its picturesque streets are lined with a mix of period homes and modern developments, providing a diverse range of housing options. The nearby Grand Union Canal adds to the area's appeal, offering scenic walks and leisure opportunities. Residents of Cowley enjoy a sense of community, with local schools, parks, and shops contributing to the area's family-friendly atmosphere. Moreover, its proximity to Heathrow Airport makes it a convenient choice for those working in the aviation industry or seeking excellent transport links. Cowley successfully strikes a balance between suburban tranquility and urban convenience, making it an attractive place to call home in West Drayton.

## Floor Plan



**Illustrations are for identification purposes only, measurements are approximate, not to scale.**

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

