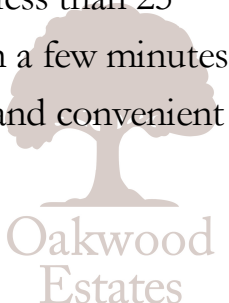


Oakwood Estates are delighted to present to the market this two-bedroom second-floor apartment situated along the banks of the famous Grand Union Canal and within close proximity of West Drayton High Street and Train Station servicing the Elizabeth Line. Fresh interiors and an exceptional sense of light, space and privacy provide easy living with an open plan kitchen/lounge, a balcony, two good sized double bedrooms and contemporary three piece bathroom suite. Externally there is allocated parking for one car and further visitor spaces. This property would make for an ideal first-time purchase or investment.

Heron House is located in the heart of the vibrant town of Yiewsley/ West Drayton, which is positioned on the western edge of the Capital. This means that it is superbly placed to access Central London with ease, with frequent services to London Paddington in less than 25 minutes from the West Drayton Station (Elizabeth Line). The property is within a few minutes walk to the station. Other benefits are good access to M4 and M25 motorways and convenient transport links into London and nearby Uxbridge Town Centre.





Property Information

- 

SITUATED ALONG THE BANKS OF THE GRAND UNION CANAL
- 

TWO DOUBLE BEDROOMS
- 

CONTEMPORARY FITTED KITCHEN
- 

ONE ALLOCATED PARKING SPACE
- 

LONG 110 YEAR LEASE
- 

SECOND FLOOR APARTMENT
- 

MODERN FITTED THREE PIECE BATHROOM
- 

COMMUNAL LIFTS TO ALL FLOORS
- 

STUNNING CONDITION THROUGHOUT
- 

IDEAL FIRST HOME OR INVESTMENT BUY

					
x2	x1	x1	x1	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Interior

There is a communal main front door situated at the front of the building with stairs and a lift up to the second floor, and also a communal side access door also providing access up via stairs to the second floor, where your main front door to the flat leads into a hallway. There is a window overlooking the canal to rear aspect and two storage cupboards, a door leads to a modern three piece bathroom suite with frosted window to rear aspect and shower over bath with shower screen. The combined kitchen/ living area measures a impressive 21FT and has a contemporary fitted kitchen with a window to rear aspect and a lounge area with double doors leading out to a balcony to front aspect. Bedroom one has fitted wardrobes with matching bedsidе cabinets, blinds curtains and light fitting, that the owners are quite prepared to negotiate and include if a suitable price is met, while bedroom two has window to front aspect and completes the internal layout.

Exterior

Heron house is situated off Wraysbury drive and backs onto the Grand union Canal providing an east access route into London for those long cycle rides or leisurely afternoons walks with a picturesque water feature for accompaniment. The property benefits from having an allocated parking space and use of visitors parking, both would need the use of a permit attainable from the managing agents.

Service Charge & Ground Rent

NOTE: The previous years’ service charge and ground rent from April 2023 to April 2024 was estimated £3,524.52, and £1,223.68 was rebated and credited back. So overall only cost £2300.84.

1st April 2024 to 31st March 2025  
Service charge £2705.64  
Sinking fund £556.92  
Ground Rent Peppercorn  
Total £3262.56

1st April 2025 to 31st March 2026  
Service Charge £2105.04  
Sinking fund £595.92  
Ground Rent £Peppercorn  
Total £2700.96

Lease

Oakwoods have been informed that there is 110 years remaining

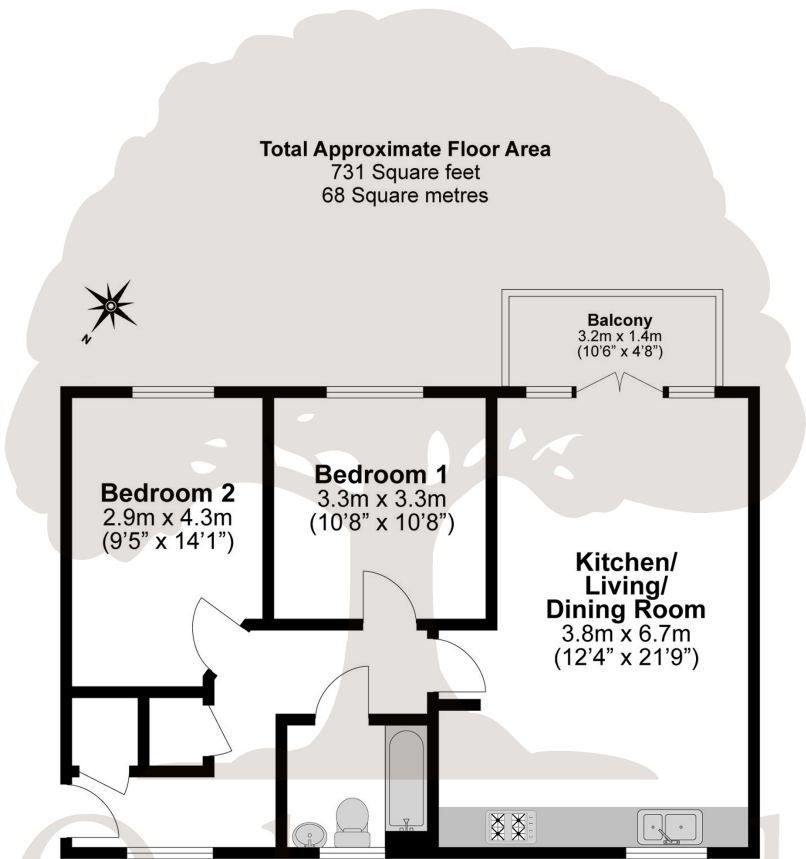
Location

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Council Tax

Band C = £1 656.80

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.

