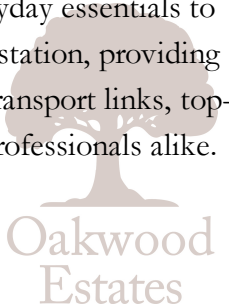



This stylish three-bedroom, third-floor apartment is located in the sought-after Drayton Garden Village. The property is in excellent condition throughout, and boasts a contemporary fitted ensuite shower room and a family bathroom. A standout feature of this property is the three generously sized double bedrooms, offering ample space and comfort. The apartment features a spacious and light-filled open-plan living area, perfect for entertaining or relaxing, with a balcony extending the living space outdoors. The modern kitchen is equipped with high-quality appliances and sleek countertops. Benefits also include covered allocated parking for two cars and a long lease, providing security and peace of mind for the buyer.


Drayton Garden Village offers a unique blend of modern living and community spirit. The development is designed with communal gardens, offering residents a shared green space to enjoy. The architecture emphasizes contemporary design, with a focus on creating a pleasant and functional living environment.

The apartment is ideally located a short distance from West Drayton's vibrant high street, offering a variety of shops, restaurants, and local amenities. West Drayton caters to a wide range of needs, from everyday essentials to boutique finds. Commuters will appreciate the proximity to West Drayton's Elizabeth Line train station, providing swift access to central London, Heathrow Airport and beyond. The area benefits from excellent transport links, top-rated schools, and a range of recreational facilities, making it an ideal location for families and professionals alike.



Property Information

-  THREE DOUBLE BEDROOMS
-  TWO COVERED ALLOCATED PARKING SPACES
-  WOOD PARQUET FLOORING
-  BALCONY EXTENDING THE LIVING AREA
-  CLOSE TO WEST DRAYTON'S ELIZABETH LINE TRAIN STATION
-  21FT CONTEMPORARY KITCHEN/LIVING AREA
-  DRAYTON GARDEN VILLAGE LOCATION
-  EN-SUITE CONTEMPORARY SHOWER ROOM
-  THIRD FLOOR APARTMENT
-  EXCELLENT CONDITION THROUGHOUT

					
x3	x1	x2	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Internal

The main front door has a video security entry phone system and stairs and lift top all floors. The first floor has access to a communal garden for residents of this block to enjoy. Taking the lift up to the third floor provides access to the apartment with main front door leading through to the hallway, which is spacious and has a good sized utility room. From the hallway a door leads to the open plan kitchen and living area boasting a contemporary range of high gloss fitted units with wood parquet flooring covering this whole area and double doors extending out onto a balcony. Following the floor plan down the hallway bedroom two has window to front aspect, bedroom three currently being used as an office and has a floor to ceiling window. The main bedroom also has window to front aspect, fitted wardrobes and door to an ensuite contemporary shower room, comprising of a concealed cistern WC, pedestal wash hand basin with mixer tap, double width shower and heated towel rail. Completing the floorplan is a contemporary fitted three piece bathroom suite with concealed cistern WC, wash hand basin and bath with shower over and shower screen.

External

On the first floor there is access to a communal area with lawned and paved areas and seating to relax and unwind. Stairs from the communal hallway lead down to a covered parking area under the property with allocated parking for two cars.

Location

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Lease And Service Charge Information

LEASE PERIOD - was 125 years from 1st Jan 2017. This has property has 117 years remaining.

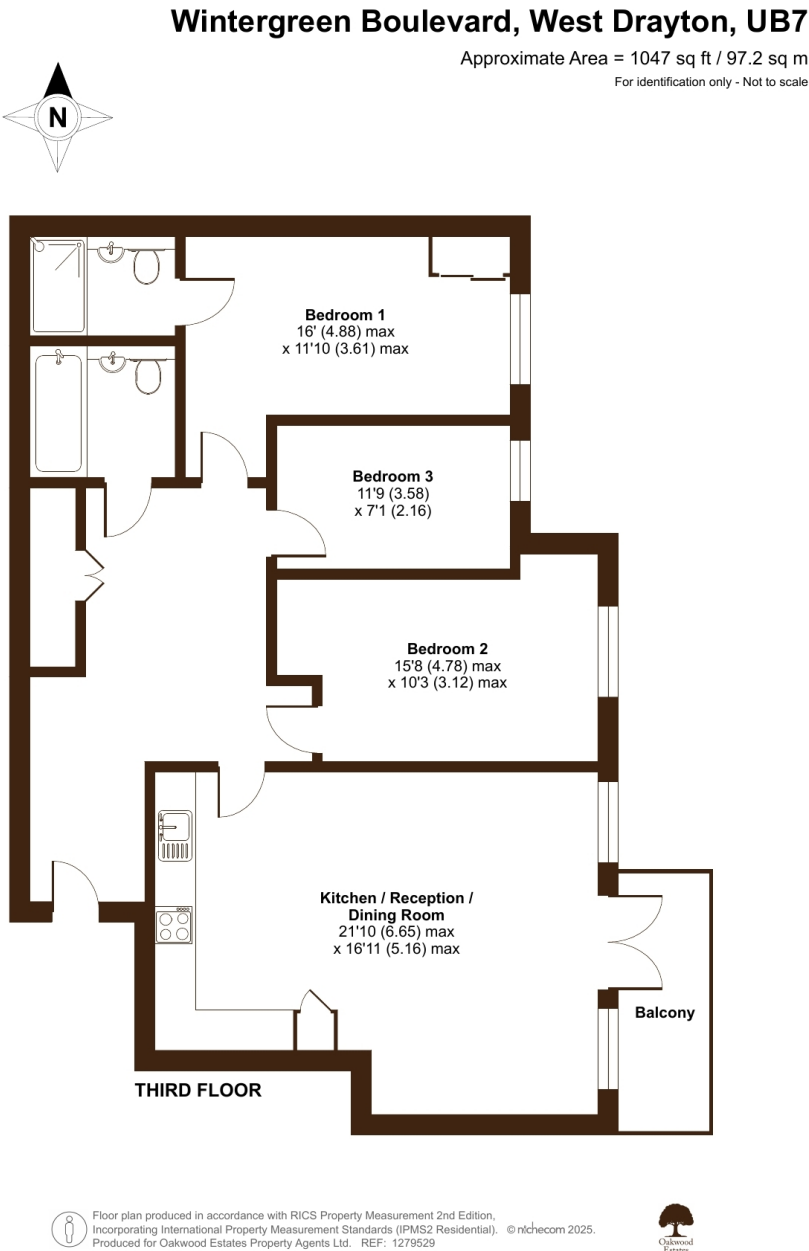
SERVICE CHARGE - £3,000 per year

GROUND RENT - Has been fixed at £400 since the vendors have been here.

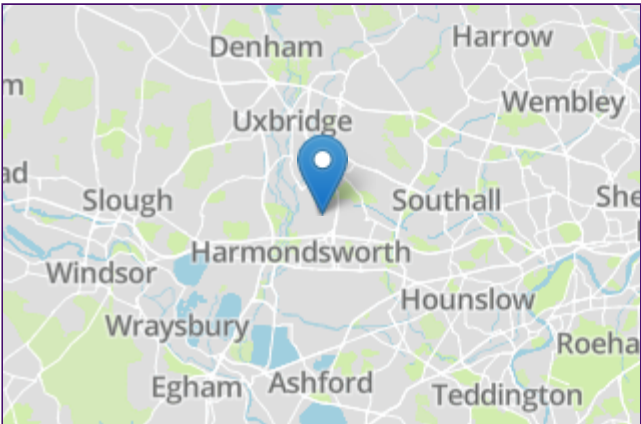
BUILDING INSURANCE - £700

Council Tax 2025/ 2026 
Band D = £1,952.38

Floor Plan



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 