



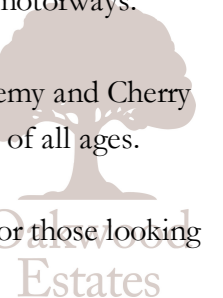
Spectacular in both proportion and appeal, this superb three-bedroom 2nd floor apartment is the essence of luxurious living. With its impressive proportions and floorplan of over 1000 sq ft, few residences match the grand scale and luxury on offer here. Perfectly positioned in a sought-after community locale, a short stroll to schools, shops, and transport.

Boasting three generous sized bedrooms, two bathrooms and open plan Kitchen living and dining area that are exceptionally presented with quality appointments.

Kew apartments is situated in the highly sought-after Drayton Garden Village, offering residents a perfect blend of suburban tranquillity and offers the convenience of an excellent local bus service which is accessed on the main road. The station is within walking distance which is due to benefit from the Elizabeth line and offers excellent access to London's Paddington. Other benefits include good access to West Drayton High Street, Yiewsley and Uxbridge with their wide range of shopping facilities and amenities. There is also excellent access to Stockley Business Park, local bus routes, London International Heathrow Airport, M4, M40 and M25 motorways.

Families will appreciate the array of renowned schools in the vicinity, such as West Drayton Academy and Cherry Lane Primary school, ensuring that educational opportunities are easily accessible for children of all ages.

With excellent transport links, a range of local amenities, and a rich history, it is an ideal location for those looking to live in a suburban area while still having easy access to the rest of London.

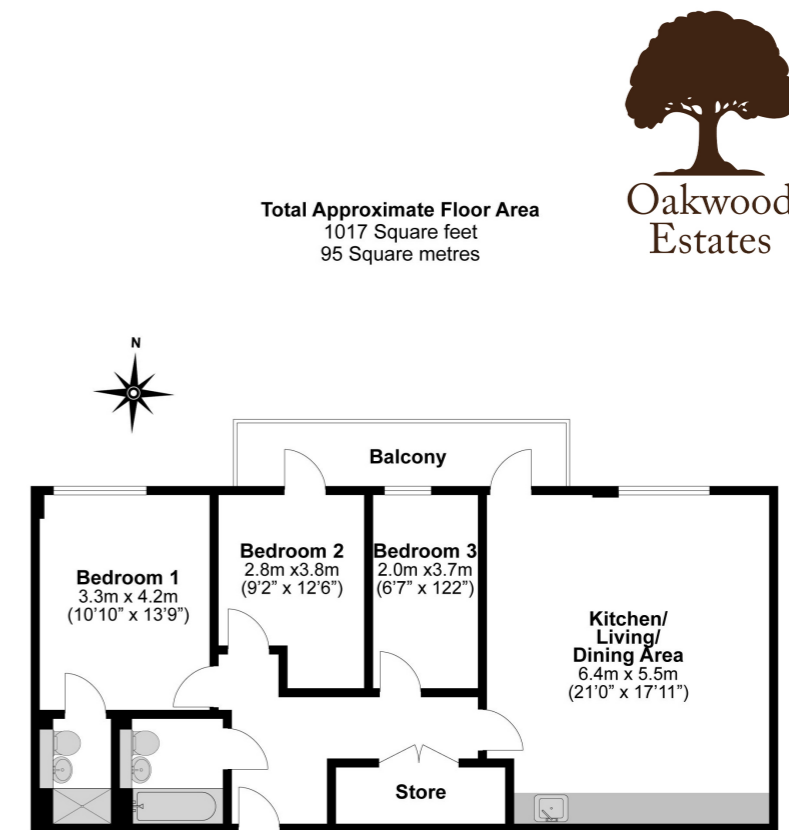


## Property Information

-  **THREE GENEROUS SIZED BEDROOMS**
-  **SOUGHT-AFTER DRAYTON GARDEN VILLAGE**
-  **LARGE UTILITY/ STORAGE ROOM**
-  **TWO ALLOCATED PARKING SPACES**
-  **DELUXE EN-SUITE SHOWER ROOM**
-  **SECOND FLOOR APARTMENT**
-  **SPACIOUS WELL PRESENTED INTERIORS IN IMMACULATE CONDITION**
-  **LONG 121 YEAR LEASE**
-  **OVER 1000 SQ FT FLOOR PLAN**
-  **OPEN PLAN KITCHEN, LIVING AND DINING AREA**

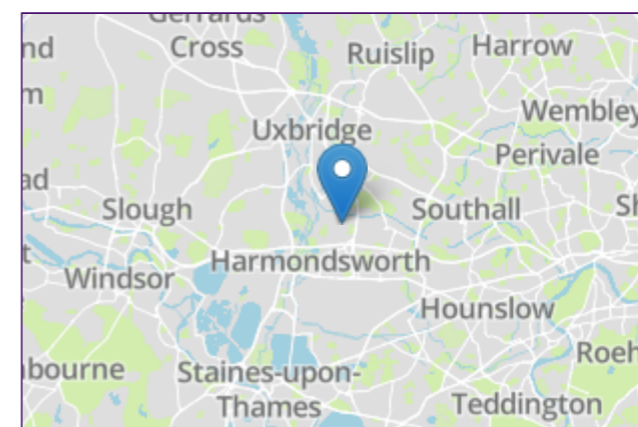
					
<b>x3</b>	<b>x1</b>	<b>x2</b>	<b>x2</b>	<b>N</b>	<b>N</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>

## 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	85
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
<small>EU Directive 2002/91/EC</small>		

### Interior

The main communal front door has stairs and lift leading to all floors, taking the lift to the second-floor landing accesses the flats main front door leading to the hallway with a generous sized storage/ utility room, and door leading into a contemporary fitted three-piece bathroom suite with sleek crisp tones, a superb main bedroom boasting built-in wardrobes and deluxe en-suite three-piece shower room with crisp neutral tones. Bedroom two offers access to a large private balcony extending past bedroom threes window into the invitingly spacious open plan living/ dining area large enough for two large sofas and dining room table with chairs, while combing the contemporary fitted kitchen with high gloss units and integrated appliances. The lounge/ dining and kitchen area seamlessly fuse together with an engineered parquet flooring.

### Exterior

The outside of the property has a large private balcony with attractive views and two allocated parking space.

### Council Tax

Band D (£1,760 p/yr)

### Local Authority

London Borough of Hillingdon

### Lease

121 Years remaining

### Service Charge

£2619.00 per annum

### Ground Rent

£664 per annum

### Location

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### Council Tax