

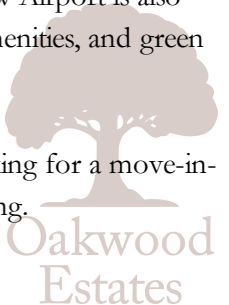
Oakwood Estates are delighted to present this chain-free, first-floor, two-bedroom apartment, offering spacious and thoughtfully designed living in one of West Drayton's most desirable locations. This home has been carefully maintained and provides a practical layout that maximises space and natural light throughout.

The apartment features two well-proportioned double bedrooms, with the master bedroom benefitting from a modern ensuite, while a separate family bathroom serves the second bedroom and guests, both finished with contemporary fittings and fixtures. The living room is generously sized, flooded with natural light, creating a welcoming space for relaxation and entertaining. The separate kitchen is well-appointed, offering ample storage and work surfaces, perfect for preparing daily meals or entertaining family and friends.

Externally, residents enjoy the added convenience of secure and secluded parking, ensuring both peace of mind and ease of access.

Located in the highly sought-after Cherry Lane area, the property provides excellent connectivity. West Drayton Station (Elizabeth Line) is within easy reach, offering fast and direct access to central London, while Heathrow Airport is also conveniently accessible, making this property ideal for commuters or frequent travelers. Local shops, amenities, and green spaces are nearby, enhancing the lifestyle appeal of this apartment.

This property represents an exceptional opportunity for first-time buyers, professionals, or investors looking for a move-in-ready apartment in a prime location, combining comfort, convenience, and modern living.



Property Information

-  LEASEHOLD 186 YEARS REMAINING
-  NO CHAIN
-  TWO BATHROOMS
-  CLOSE TO WEST DRAYTON STATION
-  CLOSE TO HEATHROW AIRPORT
-  COUNCIL TAX BAND C (£1,735 P/YR)
-  TWO BEDROOMS
-  GOOD SIZE LIVING ROOM
-  POTENTIAL RENTAL FIGURE - £1,600 PCM
-  CLOSE TO MOTORWAY CONNECTIONS

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

Tenure

Leasehold · 186 years remaining
Annual Service Charge £2,000

Council Tax Band

C (£1,735 p/yr)

Mobile Coverage

5G Voice and Data

Internet Speed

Ultrafast

Potential Rental Income

£1,600 per calendar month

Schools

The property is ideally located close to a wide range of schools, including Cherry Lane Primary School, Wings School Notts, High Peak School, West Drayton Academy, Laurel Lane Primary School, St Martin's Church of England Primary School, Heathrow Primary School, Lady Nafisa Independent Secondary School for Girls, Wings School, and St Catherine Catholic Primary School, providing excellent options for families of all ages.

Transport Links

The property benefits from excellent transport connections, being close to West Drayton Station, Hayes & Harlington Station, and just a short distance from London Heathrow Airport. There is also a variety of local bus services, and you are just a short drive from the M4 motorway making commuting and travel straightforward.

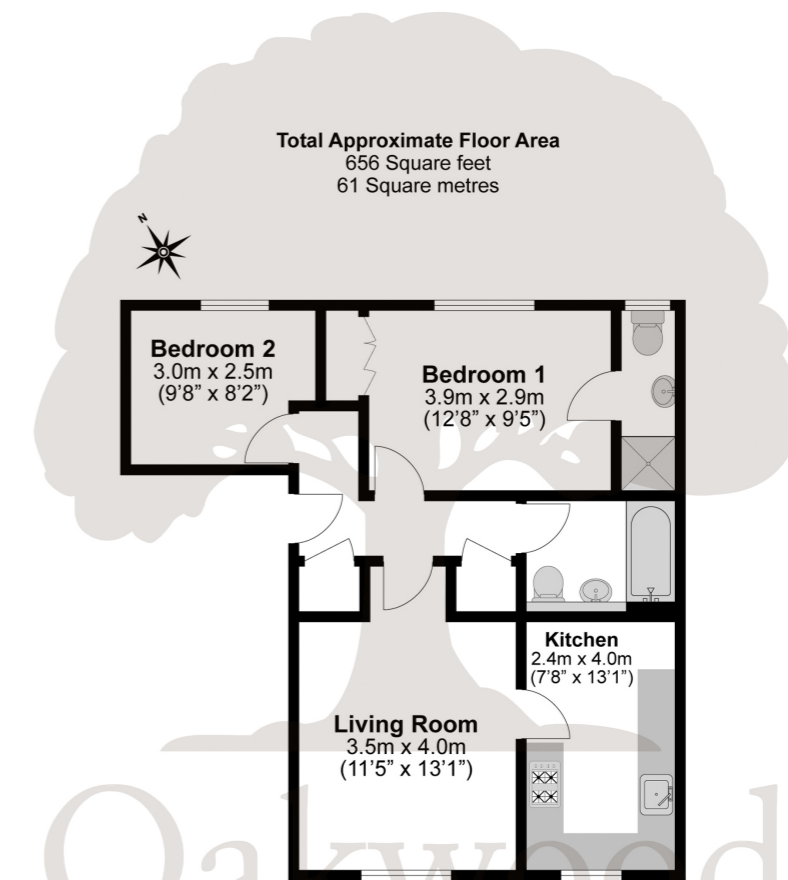
Area

West Drayton is a suburban town in the London Borough of Hillingdon, approximately 15 miles west of Central London, offering a harmonious balance of peaceful living and easy access to city amenities. The area features a diverse mix of housing, from charming Victorian and Edwardian homes around The Green to modern developments like Drayton Garden Village, catering to a variety of lifestyles. Well-connected transport links include West Drayton Station on the Elizabeth Line, Hayes & Harlington Station, and convenient access to the M4 motorway and Heathrow Airport, making commuting straightforward. Residents can enjoy green spaces such as the Colne Valley Regional Park and The Closes public park, while local shops, supermarkets, and dining options provide everyday convenience. The town also has a vibrant community with cultural offerings at the Southlands Arts Centre and activities at the Yiewsley and West Drayton Community Centre, making it an appealing choice for families and professionals alike.

Council Tax

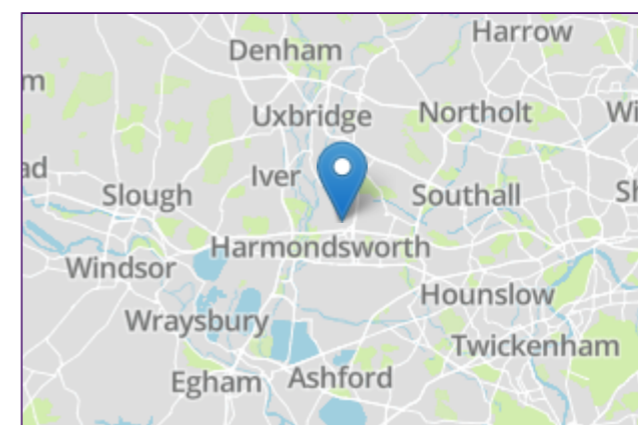
Band C

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+)	A		
(81-91)	B		
(69-80)	C	74	82
(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			