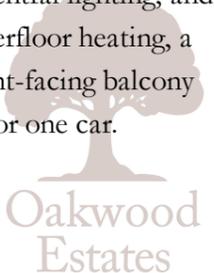


Oakwood Estates are delighted to offer this well-presented two-bedroom apartment, located on the third floor of a popular development in the heart of West Drayton. The property enjoys a highly convenient position within easy walking distance of West Drayton Train Station (Elizabeth Line), providing excellent transport links into Central London, as well as the High Street with its array of shops, cafés, and local amenities.

The apartment features a welcoming entrance hall with laminate flooring, skirting boards, a radiator, central lighting, and a storage cupboard. The spacious 22'11" x 10' lounge/diner is bright and airy, with laminate flooring, three central lights, a radiator, skirting, and a front-aspect double-glazed window and door leading to a balcony. The modern kitchen measures 10'4" x 8' and is fitted with tiled flooring, eye and base-level units, integrated oven, electric hob with splashback and extractor hood, integrated fridge/freezer, dishwasher, stainless steel sink, and granite worktops, with a front-aspect double-glazed window and central light. The master bedroom is 16'5" x 9'9", featuring laminate flooring, skirting, radiator, fitted wardrobe, central light, and a front-aspect double-glazed window, while the second bedroom measures 13'6" x 9'11" with laminate flooring, skirting, radiator, central light, and a front-aspect double-glazed window. A secondary hall includes laminate flooring, skirting, central lighting, and a cupboard housing the water tank. The fully tiled bathroom (7'4" x 6'2") is equipped with underfloor heating, a low-level WC, heated towel rail, vanity sink, shower unit, spotlights, and extractor fan. The front-facing balcony offers space for a storage cupboard. Additional features include resident permit parking for one car.

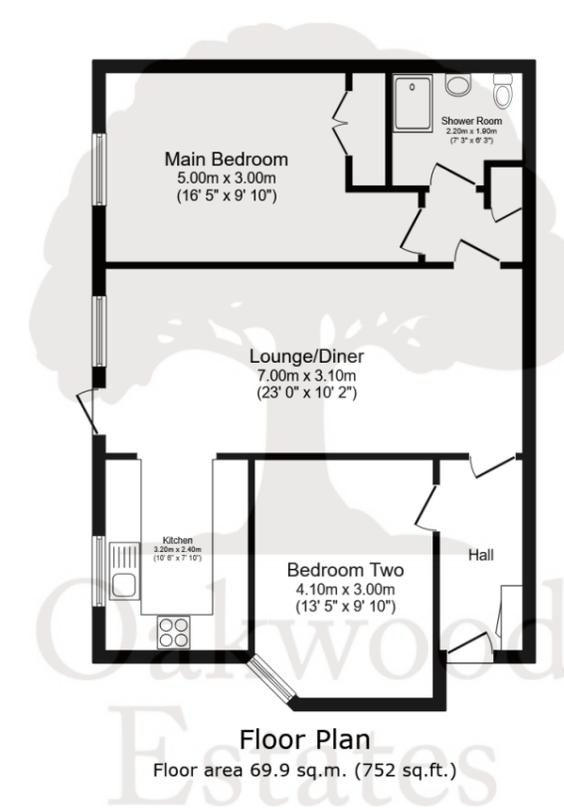


Property Information

-  LEASEHOLD PROPERTY - 114 YEARS REMAINING
-  SERVICE CHARGE - £3,144
-  THIRD FLOOR APARTMENT
-  BALCONY
-  CLOSE TO LOCAL SHOPS
-  COUNCIL TAX BAND C - £1,735.45
-  NO CHAIN
-  TWO BEDROOMS
-  CLOSE TO WEST DRAYTON STATION
-  SECURE ACCESS

					
x2	x1	x1	0	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Total floor area: 69.9 sq.m. (752 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



Tenure

Leasehold Property - 114 Years Remaining
Service Charge - £3,144

Council Tax Band

Band C - £1,735.45

Mobile Coverage

5G Voice and Data

Internet Speed

Ultrafast FTTP

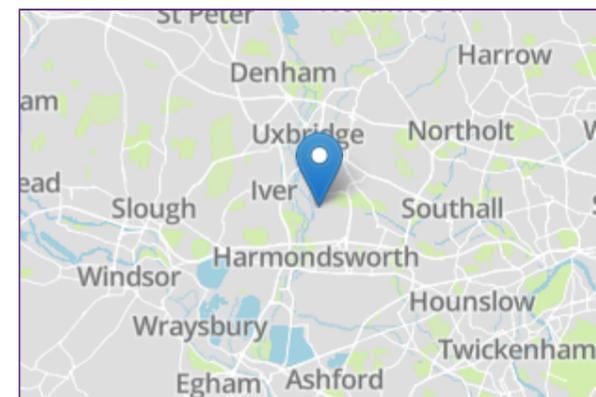
Area

Ideally situated close to the heart of the vibrant town of West Drayton, the property enjoys a prime position on the western edge of the Capital, offering an excellent balance of suburban tranquillity and metropolitan connectivity. West Drayton Rail Station (Elizabeth Line) provides swift and frequent services into Central London, with London Paddington reached in under 25 minutes.

The location further benefits from exceptional transport and road links, including London Heathrow Airport at approximately 2.4 miles, the M4 motorway within around 2 miles, the M40 at approximately 5.1 miles, and the M25 at approximately 6.1 miles, ensuring excellent connectivity both locally and nationally. Convenient access to London and the nearby Uxbridge Town Centre further enhances the appeal. Residents will also benefit from the forthcoming Yiewsley & West Drayton Leisure Centre, set to provide a modern and well-equipped facility for the area.

Council Tax

Band C



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C	80	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	