

Grace and style are hallmarks of this modern masterpiece set in arguably one of the areas finest locations, this two double bedroom top floor canal facing apartment has panoramic views from the balcony, is immaculately presented in sleek contemporary tones and an intelligent floorplan.

Benefits include a 20 ft x 20ft open plan living area with enough space to comfortably fit two sofas and dining room table with chairs, while further combining a contemporary high gloss fitted kitchen. The main bedroom sports its own contemporary fitted shower room with a further family bathroom situated off the hallway.

Rowlock House is a modern development located just a short stroll from West Drayton High Street with its variety of shops, bus links and mainline train station (Crossrail). Heathrow Airport, Stockley Park and the M4 with its links to London and The Home Counties are all a short drive away.

The Crossrail (Elizabeth) Line runs a fantastic non-stop service to destinations such as Heathrow Airport (8 mins\*), Bond Street (23 minutes\*), Paddington, Canary Wharf, and Liverpool Street just 20 minutes\*, 37 minutes\* and 31 minutes\* respectively, which almost halves their current journey times.

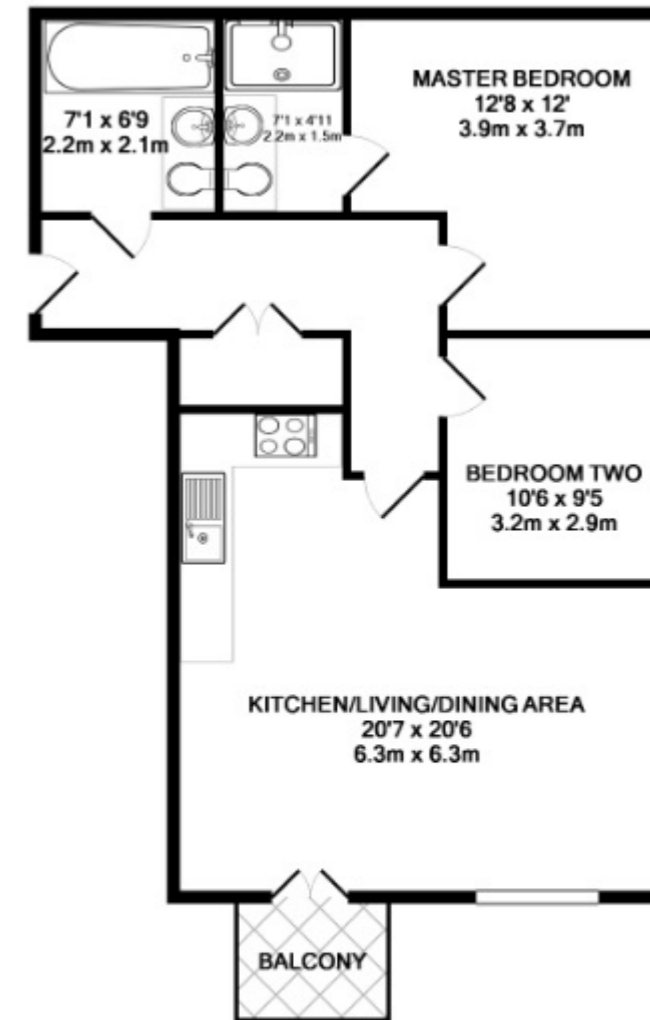


## Property Information

-  TWO DOUBLE BEDROOM TOP FLOOR APARTMENT
-  ALLOCATED UNDERGROUND SECURE PARKING
-  PRIVATE BALCONY WITH WATERFRONT VIEWS
-  STYLISH CONTEMPORARY INTERIORS
-  0.3 MILES FROM WEST DRAYTON STATION (CROSSRAIL)
-  ALLOCATED GATED PARKING
-  TWO BATHROOMS
-  CANAL SIDE DEVELOPMENT
-  NO UPPER CHAIN
-  LIFT TO ALL FLOORS

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

## Floor Plan



TOTAL APPROX. FLOOR AREA 807 SQ.FT. (75.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

### Internal

The main communal front door leads in to a communal entrance hall with stairs and lift to all floors, the top floor leads to the main front door to the property and opens into your hallway, housing access hatch to a loft space, large storage/ airing cupboard, radiator and door to a contemporary family three piece bathroom suite with panel enclosed bath with shower over, pedestal wash hand basin and low level WC. Bedroom one has side aspect floor to ceiling window, fitted wardrobes and door to its own ensuite shower room with double double cubicle, pedestal wash hand basin, low level WC and neutral tiled walls. Bedroom two is a double bedroom and has floor to ceiling window to side aspect. The lounge, dining and kitchen area is open plan giving a generous sense of space and dressed in neutral tones throughout a floor to ceiling window to rear aspect with double doors leading out to a balcony with panoramic views over the canal. The contemporary fitted kitchen area is open to the living area and has high gloss units, integrated appliances and tiled floor.

### External

The property shares communal gardens, each apartment has its own allocated parking space and there is a cycle store. There is also a communal refuse store with dedicated recycling bins.

### Location

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### Leasehold, Service Charges & Ground Rent

The lease is 150 years from 2012, so 137 years are remaining.

01/10/24 - 30/09/25 Annual Estate Service Charge in advance  
£860.44

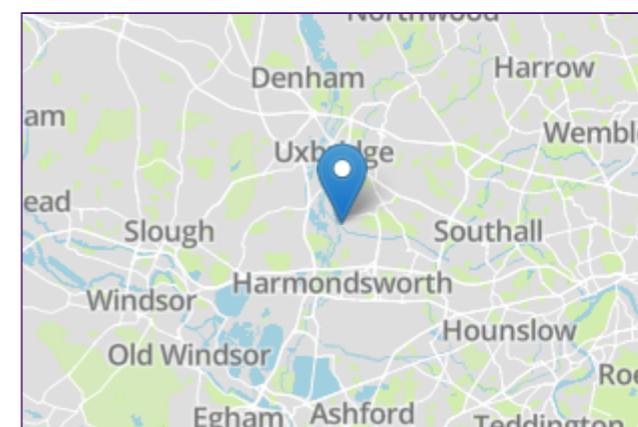
01/10/24 - 30/09/25 Annual Block Service Charge in advance  
£1879.54

annual ground rent = £399.25

This is excluding heating costs

### Council Tax

Band C - £1,656.80



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		81	81
(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		EU Directive 2002/91/EC	