



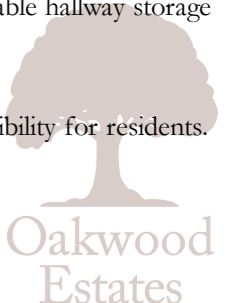
Oakwood Estates are pleased to present to the market in the sought-after Drayton Garden Village development, this beautifully presented three-bedroom apartment offers a harmonious blend of contemporary design and practicality. Situated on the second floor of a well-maintained block with convenient lift access, this property is perfect for families, professionals, or anyone seeking a stylish and functional home.

As you step into the apartment, you're greeted by a spacious entrance hall that leads to a bright and airy open-plan kitchen and living area. This expansive space provides ample room for relaxation, dining, and entertaining, with the flexibility to create defined zones for each purpose. Sliding doors open onto a private balcony, complete with a handy storage shed, ideal for keeping outdoor essentials neatly tucked away.











The apartment boasts three well-appointed bedrooms. The master suite, located at the end of the hallway, features a luxurious ensuite bathroom and built-in wardrobes, offering a tranquil retreat. The second bedroom, a generously sized double, also benefits from built-in storage, while the versatile third bedroom is perfect as a nursery, home office, or walk-in wardrobe, thanks to its large fitted wardrobes.

Convenience is key, with a centrally located family bathroom featuring a bath-shower combination, and a sizeable hallway storage cupboard providing additional space for household items.

This property also includes the rare advantage of allocated parking for two vehicles, ensuring ease and accessibility for residents.

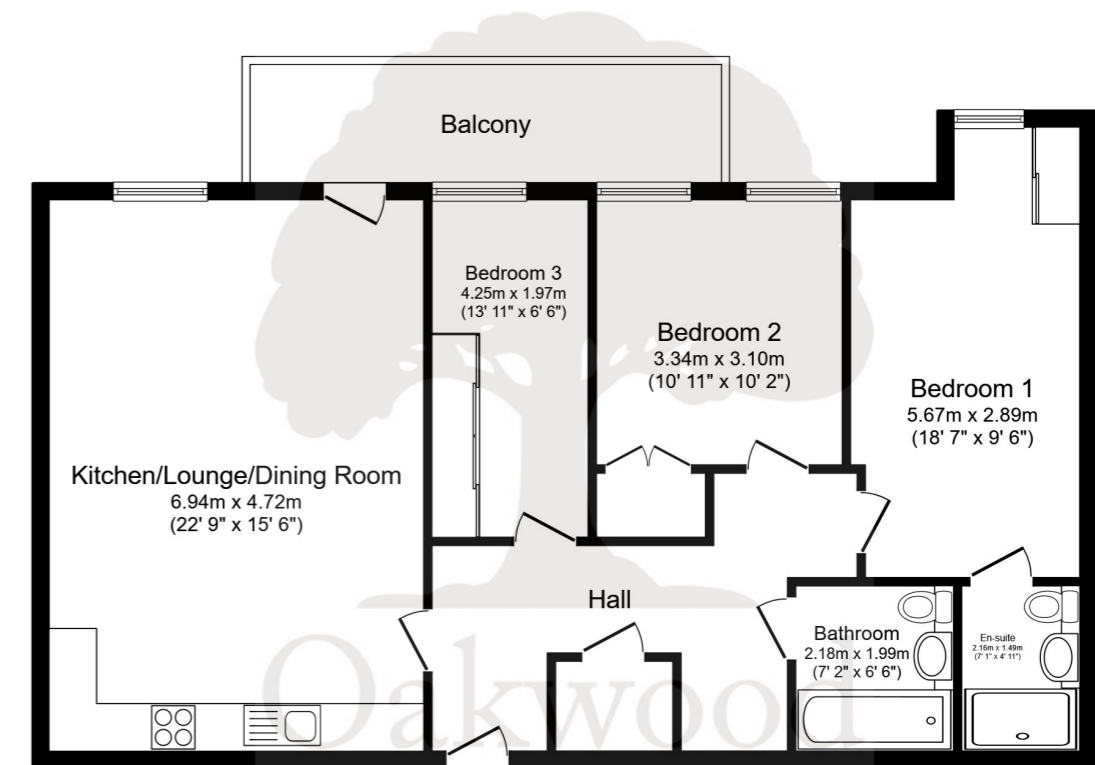


Property Information

-  LEASEHOLD 116 YEARS REMAINING
-  TWO BATHROOMS (ONE EN SUITE)
-  ALLOCATED PARKING FOR TWO CARS
-  WELL-MAINTAINED COMMUNAL AREAS
-  EPC - B
-  THREE BEDROOM SECOND FLOOR APARTMENT
-  LARGE OPEN PLAN KITCHEN AND LIVING ROOM
-  MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
-  EXCELLENT TRANSPORT LINKS (WEST DRAYTON STATION)
-  COUNCIL TAX -BAND C

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

Floor Plan



Floor Plan
Floor area 91.5 m² (985 sq.ft.)

TOTAL: 91.5 m² (985 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 116 Years remaining

Council Tax

Band C - (£1,735 p/yr)

Mobile Coverage

5g Voice and Data

Internet Speed

Ultrafast

Local Area

Porters Way in West Drayton is a modern suburban residential area located within the London Borough of Hillingdon. It forms part of a wider regeneration zone often associated with Drayton Garden Village, a relatively recent housing development built on a former aviation/industrial site.

The area is primarily urban and residential, characterised by a mix of housing types. Along Porters Way and surrounding streets, you'll find semi-detached and terraced family homes, as well as newer purpose-built apartment blocks—some reaching several storeys in height.

One of its main advantages is location and connectivity. Porters Way is within walking distance of West Drayton town centre and the railway station (served by the Elizabeth Line), offering direct links into Central London. It is also conveniently close to Heathrow Airport, Stockley Park business district, and major road networks such as the M4 and M25.

Overall, Porters Way can be described as a well-connected suburban neighbourhood with a mix of modern developments and traditional housing, appealing to commuters, young professionals, and families looking for relatively affordable living within Greater London.

Transport

The nearest main station is West Drayton railway station, which is within walking distance or a short bus ride.

Served by the Elizabeth line

Direct trains to Central London (e.g. Paddington, Tottenham Court Road, Canary Wharf)

Westbound services to Reading and Maidenhead

Frequent services throughout the day

Bus services

Porters Way is well-served by several nearby bus stops

Key routes include:

222 – connects Uxbridge ↔ Hounslow

350 – links Hayes ↔ Heathrow Terminal 5

U5 – connects Hayes & Harlington ↔ Uxbridge

695 / U3 (nearby) – local school and Heathrow routes

These provide easy access to:

Heathrow Airport

Uxbridge town centre

Hayes & Harlington (another Elizabeth Line station)

Road links

Porters Way benefits from excellent road connectivity:

Close to the M4 motorway (quick access to London and the West)

Easy reach of the M25 orbital motorway

Nearby A4 provides a direct route into Central London

Schools

West Drayton Academy Walking distance

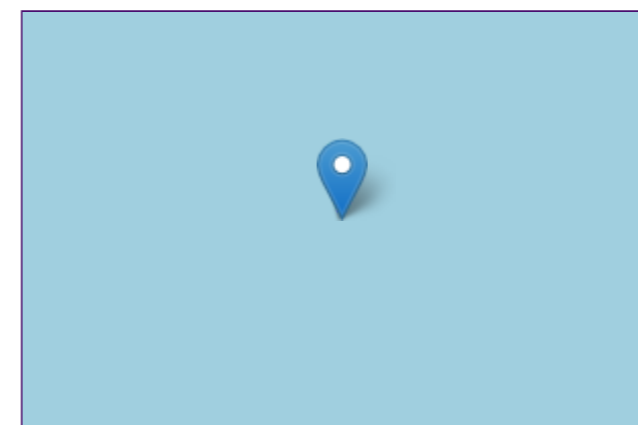
Cherry Lane Primary School 0.5 miles away

Laurel Lane Primary School 0.7 miles away

St Catherine Catholic Primary School & Nursery 0.8 miles away

Council Tax

Band C



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(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>	