



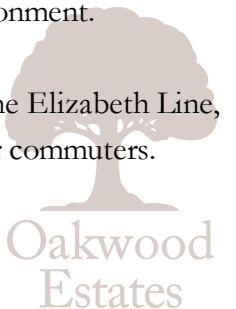
Oakwood Estates are delighted to present this well-proportioned second-floor studio apartment to the market, offering a fantastic opportunity for first-time buyers, investors, or those seeking a conveniently located home.

The property features a bright and spacious main living area, providing ample room for both living and sleeping arrangements, with plenty of natural light enhancing the sense of space. The separate kitchen is well laid out, offering practicality and functionality for everyday use. A neatly presented bathroom completes the internal accommodation.

One of the standout features of this apartment is the excellent storage on offer, including access to a large private loft space—ideal for keeping belongings neatly tucked away—as well as an additional secure storage cupboard located within the communal hallway.

Externally, the property benefits from an allocated parking space, ensuring convenience for residents, and is surrounded by well-maintained communal gardens, providing a pleasant outdoor environment.

Ideally situated, the apartment is just a short walk from West Drayton Train Station, served by the Elizabeth Line, offering fast and direct connections into Central London and beyond—making it perfect for commuters.



Property Information

-  LEAS - 999 YEARS REMAINING
-  SECOND FLOOR STUDIO APARTMENT
-  SHORT WALK TO WEST DRAYTON STATION
-  POTENTIAL RENTAL FIGURE - £1,000 PCM
-  COUNCIL TAX BAND B (£1,590.91 P/YR)
-  ALLOCATED PARKING
-  IDEAL FOR FIRST TIME BUYER
-  ANNUAL SERVICE CHARGE - £1,112.8

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

Tenure

Leasehold - 999 years remaining
Annual Service charge - £1,112.8
Peppercorn Ground Rent

Council Tax Band

B (£1,590.91 p/yr)

Mobile Coverage

5G Voice and Data

Internet Speed

Ultrafast

Potential Rental Income

£1,000 per month.

Local 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 center 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 neighborhood 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 Links

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 providing easy access to:

Heathrow Airport

Uxbridge town center

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)

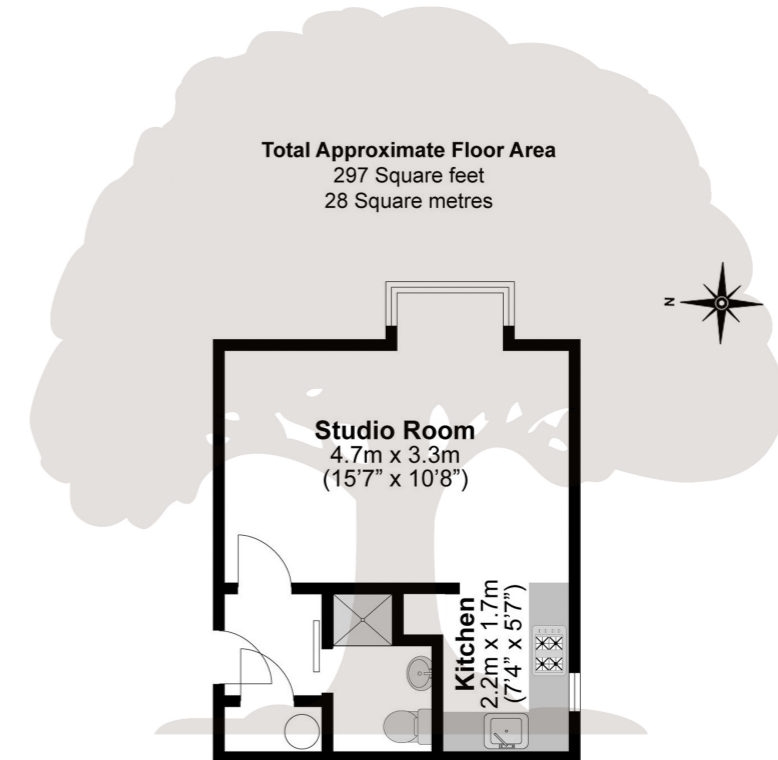
Easy reach of the M25 orbital motorway

Nearby A4 provides a direct route into Central London

Council Tax

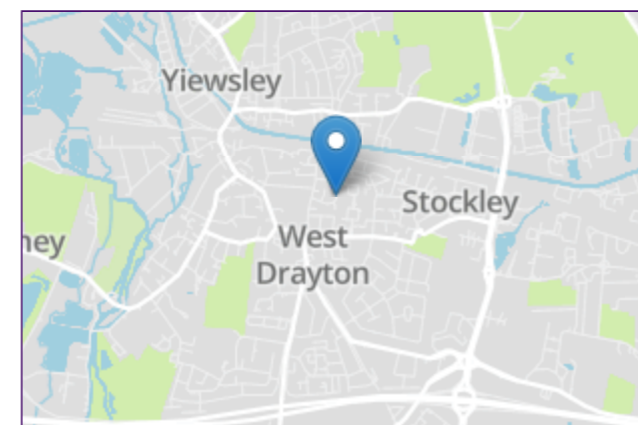
Band B

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	77

England, Scotland & Wales EU Directive 2002/91/EC