

Experience stylish and convenient living in this ultra-spacious second-floor apartment within the sought-after Drayton Garden Village. This property offers a seamless fusion of contemporary appointments and an intelligent floor plan, perfect for first-time buyers, investors, or those seeking a convenient lifestyle.

The apartment boasts two bedrooms, including the master bedroom with a ensuite shower room, and a further three-piece bathroom suite. The fitted kitchen is open plan to the dining and living area, creating a light and airy space that extends to a private balcony. Wood parquet flooring flows throughout the main living areas, adding a touch of elegance. Further benefits include a utility room, an allocated underground parking space, and a security video entry phone system. The property is in excellent condition throughout, ready for immediate occupation.

Drayton Garden Village is conveniently located, offering easy access to local amenities and transport links. West Drayton station (Elizabeth Line), is located a short walk away, offering excellent connections into Central London. The bustling West Drayton High Street, with its variety of shops and restaurants, is approximately 5 to 10 minute walk. The area is considered relatively affluent, offering a mix of modern developments and established residential areas. Families will appreciate the proximity to well-regarded schools including Cherry Lane Primary School and West Drayton Academy, all within walking distance.



Property Information

- TWO DOUBLE BEDROOMS
- 12FT X 4FT BALCONY
- OPEN PLAN LIVING, DINING AND KITCHEN AREA
- LONG LEASE
- EN-SUITE CONTEMPORARY SHOWER ROOM
- SECOND FLOOR APARTMENT
- THREE PIECE CONTEMPORARY BATHROOM SUITE
- WOOD PARQUET FLOORING
- ONE UNDERGROUND PARKING SPACE
- CHAIN FREE

x2

Bedrooms

x1

Reception Rooms

x2

Bathrooms

x1

Parking Spaces

N

Garden

N

Garage

Internal

The main security video entry communal front door leads into the ground floor hallway with lift and stairs up to the second floor landing area. The main front to the flat leads into the hallway with wood parquet flooring and door to an open plan dining and living area, incorporating a contemporary fitted kitchen with fitted appliances. The open plan living, dining and kitchen area also has wood parquet flooring and has double doors leading out to your own 12ft x 4ft private balcony. Bedroom one has laminate flooring, a floor to ceiling window, fitted sliding door wardrobes and door to a contemporary en-suite shower room with double rainfall shower, concealed cistern WC and pedestal wash hand basin, heating towel rail and fitted mirror door cabinet. The second bedroom has a floor to ceiling window to front aspect, fitted wardrobes and laminate flooring. Completing the internal description is a contemporary three piece bathroom suite with concealed cistern WC, wash hand basin, panel enclosed bath and heated towel rail.

External

There is communal gardens accessible on the first floor for residents and underground car park provide one allocated parking space.

Location

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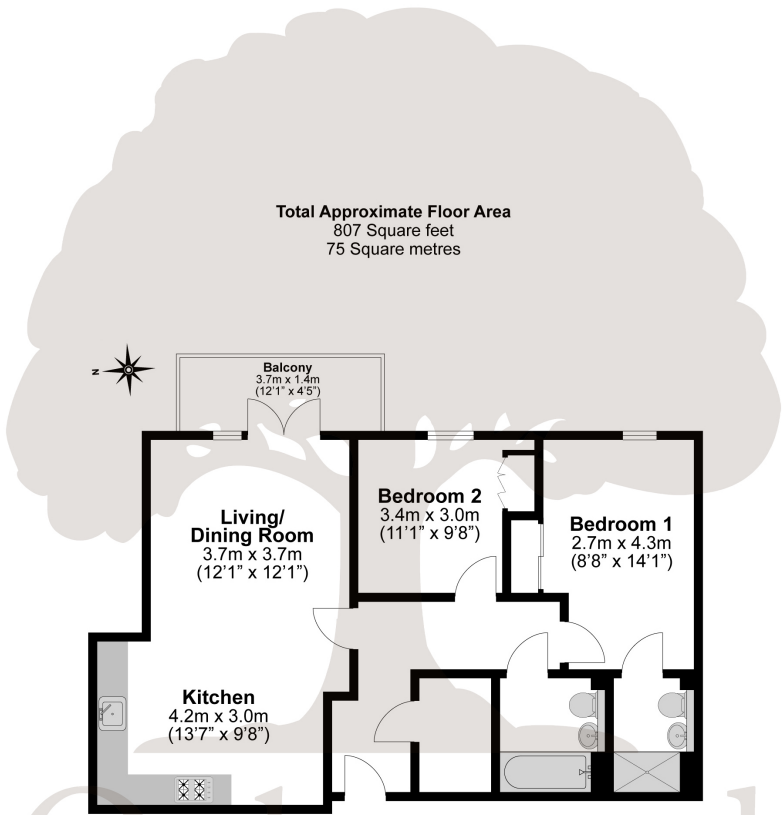
Council Tax

Band D = £1,863.91

Lease Information

Lease = 125 years from 01/01/2017. 117 years remaining
Service charge = £2004.63 p/a from 01/08/2024 to 31/07/2025
Ground rent = £350 p/a from 01/01/2025 to 31/12/2025
Buildings insurance = £610.93 p/a

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	85	85
(69-80) C		
(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		