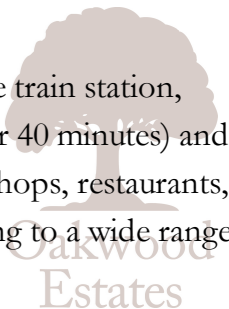


"Grace and style are hallmarks of this modern masterpiece," offering a sophisticated premium living space within the popular Drayton Garden Village. This immaculate two-bedroom, fourth-floor apartment in Windsor Court boasts a fresh focus on light and space, dressed in crisp contemporary décor with new laminate flooring throughout.






The sleek, open-plan interiors feature a contemporary fitted kitchen with integrated appliances and ample cupboard space. Enjoy the luxury of a sleek three-piece modern family bathroom suite and a contemporary en-suite shower room with a clean, crisp finish. A standout feature is the private balcony, extending the living space outdoors and offering stunning panoramic views.

This chain-free property provides peace of mind with a security video entry phone system and lifts to all floors. Drayton Garden Village offers a unique blend of modern living and community spirit, designed with communal gardens, open spaces, and tree-lined boulevards.

The apartment is ideally located within walking distance of West Drayton's Elizabeth Line train station, providing swift access to Central London (Bond Street in 30 minutes, Canary Wharf in under 40 minutes) and Heathrow Airport. West Drayton High Street, also a short distance away, offers a variety of shops, restaurants, and local amenities, including supermarkets like Tesco and Aldi and Sainsburys Local, catering to a wide range of needs.



Property Information

-  TWO DOUBLE BEDROOMS
-  TWO BEDROOM FOURTH FLOOR APARTMENT
-  GATED PARKING FOR TWO CARS
-  OPEN PLAN LIVING AREA
-  TWO BATHROOMS
-  DRAYTON GARDEN VILLAGE LOCATION
-  LIFT TO ALL FLOORS
-  PRIVATE BALCONY WITH PANORAMIC VIEWS
-  PRISTINE CONDITION THROUGHOUT
-  CHAIN FREE

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

Interior

The front of the property has a video security entry phone system and main communal front door leading into the communal entrance lobby with further security door that has to be triggered to gain access to the inside communal hallway. From here you have stairs and a lift leading to all floors, taking the lift to the fourth floor leads to the flats main front door in turn leading to the hallway providing access to a utility/storage room with plumbing for washing machine and ample storage. The open plan kitchen/living area is decorated to a high standard adding a elegant touch of class to this 21ft area that extends out onto the balcony, which has enough space for 2x two seater sofas and small table for those wanting to dine alfresco or just relax taking in the panoramic view across Greater London. The contemporary fitted high gloss kitchen area sports recently updated tiled splash backs, under cupboard lights and integrated appliances, which combines into a living area effortlessly with newly fitted wood effect flooring. Bedroom two is a 13ft double bedroom and has fitted wardrobe with window to front aspect also sporting panoramic views. The main bedroom, also a double measuring 14ft, benefits from a small dressing area with a mirrored sliding door fitted wardrobe and two windows to front aspect, off this bedroom you have a three piece contemporary ensuite shower room with double shower cubicle, pedestal wash hand basin with mixer taps and concealed cistern WC, heated towel rail and immaculately presented. Completing the apartment is a stunning family three piece bathroom suite, benefitting from bath with shower screen and shower over, wash hand basin with mixer taps and concealed cistern WC, heated towel rail and dressed in a clean crisp finish with neutral tones and accent walls.

Exterior

The property has communal gardens situated on the first floor accessible via lift or stairs, this has grassed areas with seating benches for a relaxing area to unwind in. There is a gated underground car park also accessible via the lift and stairs providing a secure parking area for the two allocated spaces one with direct access to Monta electric car charger.

Location

The apartment is ideally located within walking distance of West Drayton's Elizabeth Line train station, providing swift access to Central London (Bond Street in 30 minutes, Canary Wharf in under 40 minutes) and Heathrow Airport. West Drayton High Street, also a short distance away offers a variety of shops, restaurants, and local amenities, including supermarkets like Tesco, Aldi and Sainsburys Local, catering to a wide range of needs.

Lease, Service Charge & Ground Rent

Lease - 125 years from 1st Jan 2017. 117 years remaining.
 Service charge - £1992.67
 Ground rent - £280
 Building Insurance - £522.24

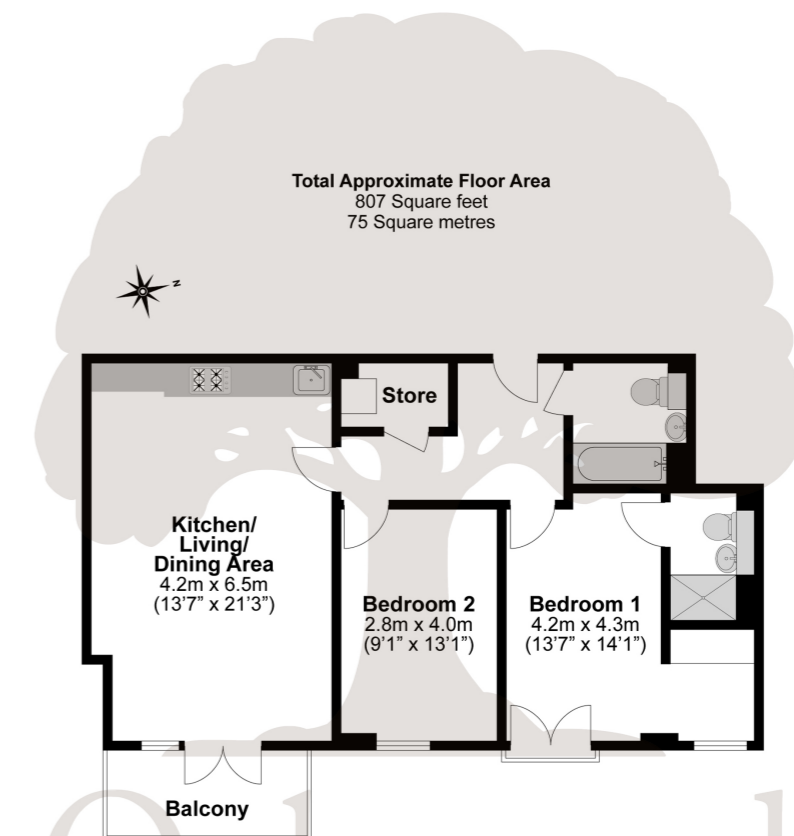
Council Tax

Band D = £1,952.38

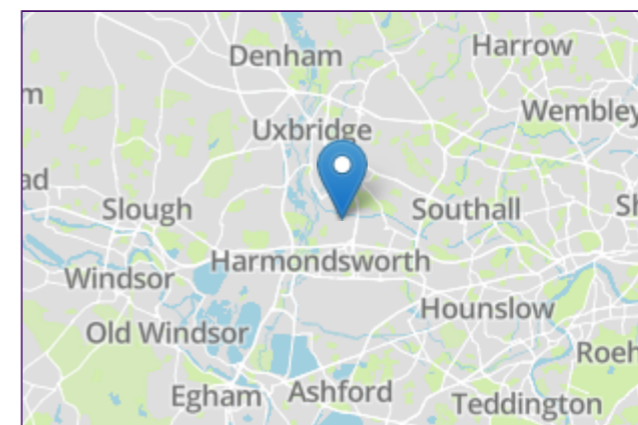
Parking

2 allocated spaces one with direct access to Monta electric car charger

Floor Plan



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	84	84
(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	