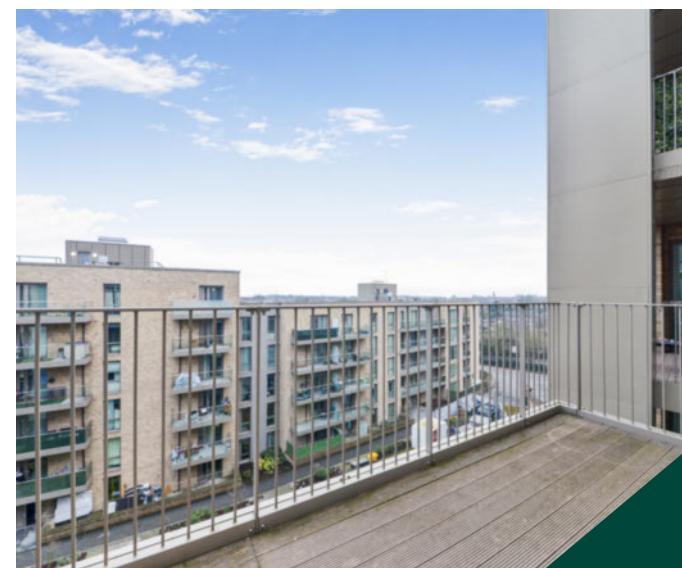




Croxley Court, Garnet Place, West Drayton, UB7

OIEO **£325,000** | Leasehold



Croxley Court, Garnet Place, West Drayton, UB7

-  2 Bedrooms
-  2 Bathrooms
-  1 Reception
-  Balcony
-  Lift Access
-  Local Amenities
-  0.1 MI Drayton

A luxurious, two-bedroom apartment situated within a prestigious development in the heart of West Drayton, UB7.

The apartment boasts a generous open-plan living and dining area, complemented by a sleek, fully fitted kitchen with integrated appliances.

Accommodation includes two well-proportioned bedrooms featuring fitted wardrobes, including a principal bedroom with a stylish en-suite shower room.

A contemporary family bathroom completes the interior, while a private balcony offers tranquil views over the beautifully landscaped communal gardens.

Ideally positioned in the increasingly sought-after suburb of West Drayton, within the London Borough of Hillingdon. The development is conveniently located less than a five-minute walk from West Drayton Station and enjoys close proximity to a wide range of local amenities.

The area is set to benefit significantly from enhanced transport connections with the completion of the West Drayton Crossrail (Elizabeth Line) station, providing swift and direct access to Central London. Journey times are expected to be approximately 22 minutes to the West End and 29 minutes to the City of London, further enhancing the appeal for commuters and investors alike.

Tenure:	Leasehold (990 years remaining)	Local Authority:	Hillingdon
Ground Rent:	£350 p.a.	Council Tax Band:	D
Service Charge:	£3,700 p.a.	EPC:	B



Floorplan

799 sq ft | 74.2 sq m



CROXLEY COURT, 4 GARNET PLACE UB7
APPROXIMATE GROSS INTERNAL FLOOR AREA 799 SQ.FT (74.2 SQ.M)



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

City & Aldgate

122 Whitechapel High Street, London, E1 7PT

Sales

020 7488 2777 | city.sales@chaseevans.com

We're here to help.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

chaseevans.com

 **Chase Evans**