



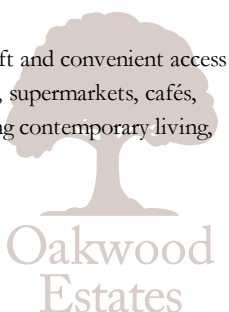
Oakwood Estates are proud to present this outstanding three-bedroom, two-bathroom apartment, occupying an upper-floor position within a sought-after modern development. Beautifully presented throughout, the property offers a superb blend of contemporary design, generous proportions and an abundance of natural light, making it an ideal home for professionals, growing families and investors alike.

Upon entering, you are welcomed by a spacious entrance hall that leads into the heart of the home—a stunning open-plan kitchen, living and dining area. Thoughtfully designed with modern lifestyles in mind, this impressive space is perfect for both everyday living and entertaining. The sleek, fully integrated kitchen features a range of high-quality cabinetry, stylish worktops and premium integrated appliances, complemented by ample storage and preparation space. The expansive living and dining area comfortably accommodates both lounge and dining furniture, while large windows and direct access to a private balcony allow natural light to pour in, creating a bright, airy and inviting atmosphere throughout.

The apartment boasts three generously proportioned bedrooms, each finished in neutral décor and offering versatile accommodation to suit a variety of needs, whether as bedrooms, a home office or guest space. The principal bedroom is particularly impressive, benefiting from access to a second private balcony, providing a peaceful outdoor retreat, as well as a contemporary en-suite bathroom finished with elegant tiling and quality sanitary ware. The remaining bedrooms are served by a beautifully appointed family bathroom, finished to the same high standard with modern fixtures and fittings.

Further benefits include ample built-in storage, double glazing, efficient heating, high-quality flooring and tasteful finishes throughout, ensuring the property is ready for immediate occupation. Offered to the market with no onward chain, this exceptional apartment presents a fantastic opportunity for first-time buyers, owner-occupiers looking to upsize, or investors seeking a turnkey addition to their portfolio.

Ideally situated within close proximity to the Elizabeth Line, the property enjoys outstanding transport connections, providing swift and convenient access to Central London, Canary Wharf, Heathrow Airport and beyond. Residents also benefit from a wide selection of nearby shops, supermarkets, cafés, restaurants and leisure facilities, while highly regarded schools, parks and other local amenities are all within easy reach. Combining contemporary living, excellent connectivity and a desirable location, this impressive apartment is not to be missed.



Property Information

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LEASEHOLD PROPERTY - 991 YEARS REMAINING
- 

THREE SPACIOUS BEDROOMS
- 

UPPER-FLOOR MODERN APARTMENT
- 

TWO PRIVATE BALCONIES
- 

NO ONWARD CHAIN
- 

COUNCIL TAX BAND - D (£2,460 P/YR)
- 

TWO CONTEMPORARY BATHROOMS
- 

OPEN-PLAN LIVING AND DINING AREA
- 

HIGH-SPECIFICATION INTEGRATED KITCHEN
- 

WALKING DISTANCE TO THE ELIZABETH LINE



x3

Bedrooms



x1

Reception Rooms



x2

Bathrooms



x2

Parking Spaces



N

Garden



N

Garage

Tenure

Leasehold
Lease Start Date - 18 Aug 2019
Lease End Date - 01 Jan 3017
Lease Term - 999 years commencing on 1 January 2018
Lease Term Remaining - 991 years
Ground Rent £450 (Ground rent review period - 10 years)
Annual service charge - £2,800

Council Tax Band

Band - D £2,460 p/yr

Broadband

Basic - 18 Mbps
Superfast - 80 Mbps
Ultrafast - 1800 Mbps

Mobile Coverage

5G Voice and data

Satellite / Fibre TV Availability

BT and Sky.

Area

Situated in the heart of West Drayton, Croxley Court forms part of the highly regarded Parkwest development, offering a superb combination of modern living and exceptional convenience. The property is ideally positioned within walking distance of West Drayton Station, served by the Elizabeth Line, providing fast and direct connections to Paddington, Bond Street, Canary Wharf and Heathrow Airport, making it an excellent choice for commuters.

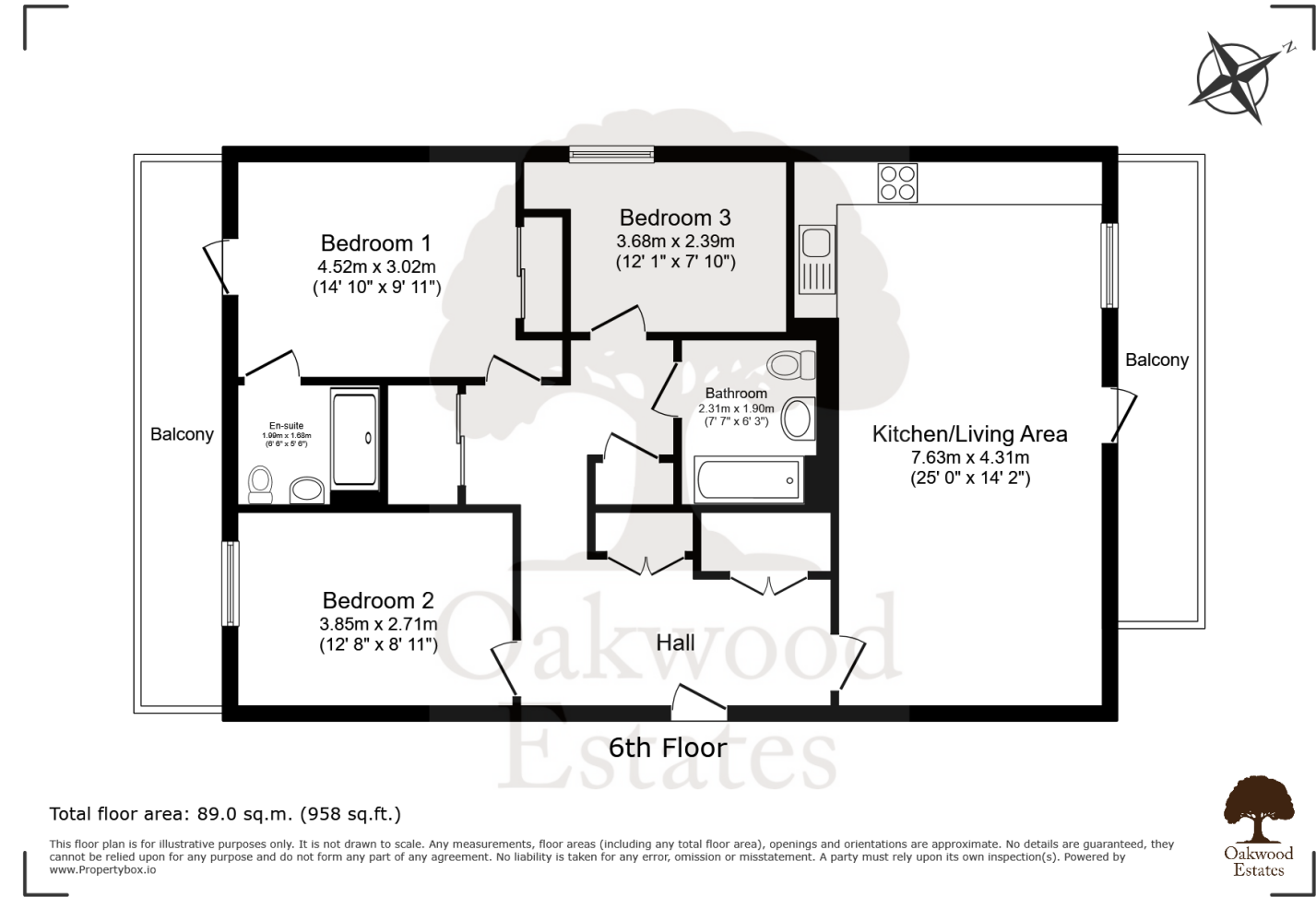
A wide range of local amenities are close by including supermarkets, cafés, restaurants, independent shops and fitness facilities, while nearby Yiewsley High Street offers an excellent selection of everyday conveniences. The area is also well served by highly regarded schools, making it attractive to families.

For those who enjoy the outdoors, the picturesque Colne Valley Regional Park and the Grand Union Canal provide scenic walking and cycling routes, while Stockley Country Park and several local green spaces are just a short drive away. Excellent road links via the M4, M25 and A408, together with close proximity to Heathrow Airport, further enhance the location's appeal. Combining outstanding transport connections, excellent local amenities and an abundance of nearby green spaces, West Drayton continues to be one of West London's most desirable and well-connected residential locations.

Council Tax

Band D

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.

