



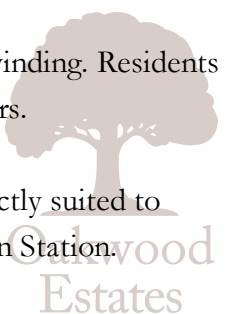
Oakwood Estates are delighted to present this well-appointed second-floor studio apartment, tucked away in the quiet cul-de-sac of Knowles Close. Ideally situated in a central location, the property is within easy reach of West Drayton train station (Elizabeth Line), making it an excellent option for commuters. Offered to the market with no onward chain.

Upon entering, you are welcomed into a bright and spacious living area, enhanced by large windows that fill the room with natural light and offer pleasant views over the surrounding area.

The studio features a thoughtfully designed open-plan layout, making the most of the available space. The modern kitchen is fully fitted with contemporary appliances and provides ample storage. The sleeping area includes a convenient pull-down bed, allowing the space to be easily transformed for day-to-day living; the mattress is brand new and recently installed. The property also benefits from a stylish, well-maintained bathroom complete with sleek fittings and practical storage solutions.

Positioned on the second floor, the apartment offers a peaceful and private setting, ideal for unwinding. Residents can also enjoy access to well-kept communal gardens, perfect for relaxing outdoors.

With local shops, restaurants, and amenities all within close proximity, this property is perfectly suited to professionals seeking a comfortable home with excellent transport links via West Drayton Station.



Property Information

- 

LEASEHOLD · 953 YEARS REMAINING
- 

SECOND FLOOR STUDIO APARTMENT
- 

ALLOCATED PARKING FOR 1 CAR
- 

EPC- C
- 

AVAILABLE NOW!
- 

COUNCIL TAX BAND B (£1,590 P/YR)
- 

PULL DOWN BED WITH BRAND NEW MATTRESS
- 

2 BUILT IN CUPBOARDS FOR STORAGE
- 

COUNCIL TAX BAND - B
- 

CLOSE TO WEST DRAYTON STATION (ELIZABETH LINE)



x1

Bedrooms



x1

Reception Rooms



x1

Bathrooms



x1

Parking Spaces



Y

Garden



N

Garage

### Tenure

Leasehold · 953 years remaining

### Council Tax Band

B (£1,590 p/yr)

### Mobile Coverage

5G voice and data

### Internet Speed

Ultrafast

### Potential

£1,000 per calendar month

### 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 centre  
Hayes & Harlington (another Elizabeth Line station)

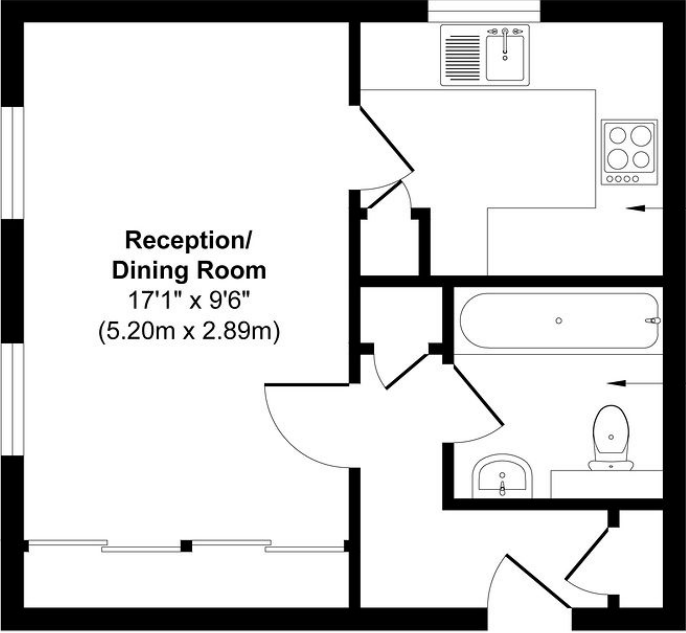
Road links  
Porters Way benefits from excellent road connectivity:  
Close to the M4 motorway (quick access to London and the West)  
Easy reach of the M25 orbital motorway  
Nearby A4 provides a direct route into Central London

**Council Tax**  
Band B

Floor Plan

Approximate Gross Internal Area  
318 sq. ft - 29.53 sq. m





**Reception/  
Dining Room**  
17'1" x 9'6"  
(5.20m x 2.89m)

**Kitchen**  
8'10" x 7'5"  
(2.69m x 2.25m)

**Bathroom**  
6'2" x 6'1"  
(1.88m x 1.86m)

### Second Floor

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 |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

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