

Flat 21

Kensington House
West Drayton
Middlesex
UB7 9DG

RWHITLEY
Est. 1938 & CO

Guide Price £310,000



- Second Floor Apartment
- Two Double Bedrooms
- Two En-Suites
- Open Plan Living Area
- Two Balconies
- Long Lease
- Permit To Park One Car
- Communal Gardens
- Concierge
- On Site Gym

DESCRIPTION

This prestige apartment is located on the second floor of 'Kensington House' in the much sought after 'Park West' Development built by St George. The new owners will enjoy the benefit of a Concierge and an on site gym together with communal grounds, communal entrance with security entry and a lift serving all floors. The hub of the apartment is the open plan living space which boasts a kitchen fitted with gloss units and stunning black granite worksurfaces. The breakfast bar is a real focal point and is the perfect area to gather when entertaining. Both double bedrooms have an en-suite bathroom and their own private balcony.

HEATING & HOT WATER

Electric heating. Electric immersion heater in hot water tank providing the domestic hot water.

WINDOWS

Double glazed sealed unit windows.

COUNCIL TAX BAND

We understand that the current council tax band is D.

SERVICES

Mains electricity, water and drainage.

OUTSIDE

The development enjoys delightful communal gardens. The apartment benefits from one permit to park a car.

LOCATION

Park West is situated within walking distance of the town centre with mainline railway station with Elizabeth Line. Local shopping (including a Sainsbury's local), bus routes and schools are all within easy reach. London Heathrow Airport, the motorway network, Stockley Business Park and Uxbridge town centre are all within easy motoring distance.

TENURE

We understand that the property is held on a lease term of 999 years from 31/12/2006 (981 years remaining).*

GROUND RENT

We understand that there is a ground rent payable of £300 per annum. This figure doubles every 20th anniversary of the lease commencement date (31/12/2006) for the first 100 years (the first increase calculated 31/12/2026 and therefore payable in 2027).*

SERVICE CHARGE

We understand the annual service charge payable is currently £3,058.56.*

NOTE

* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	87
England & Wales	EU Directive 2002/91/EC 	







SECOND FLOOR
710 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA: 710 sq.ft. (65.9 sq.m.) approx.

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