

26

Garland House
West Drayton
Middlesex
UB7 9FY

RWHITLEY
Est. 1938 & CO

Guide Price £400,000



- Top Floor Apartment
- Three Double Bedrooms
- Immaculate Presentation
- On Site Concierge Service
- Double Glazed
- Stylish Fitted Kitchen
- Bathroom With Separate WC
- Permit To Park One Car
- Lift Access
- Shared Cycle Store Facility

DESCRIPTION

Commanding a top floor position with lift access, overlooking a communal garden square is this third floor apartment with approximately 956 sq ft of single level accommodation located in 'Garland House' within the prestigious 'Park West' Development built by St George. On entering the property you are immediately hit with an inviting feeling and an easy flowing layout. A stand out feature of this property is the stunning open plan living space with well appointed fitted kitchen, designated sitting and dining areas and french doors opening out onto a balcony. The balance of the accommodation comprises an entrance hall, three impressive double bedrooms and a

bathroom with separate WC.

HEATING & HOT WATER

Electric panel heaters. An electric immersion heater in a hot water cylinder provides the domestic hot water.

WINDOWS

Double glazed sealed unit windows.

COUNCIL TAX BAND

We understand that the current council tax band is D.

OUTSIDE

The development enjoys delightful communal gardens including a garden square which the apartment enjoys views over from the balcony. The property also has the benefit of one permit to park a car and the facility for bicycles if required in the shared cycle store.

LOCATION

Park West is situated within walking distance of the town centre with mainline railway station (which will benefit from Crossrail). 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 125 years from 27/05/2010.*

GROUND RENT & SERVICE CHARGE

We understand the annual combined ground rent and service charge payable is currently £3144.92*

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

SERVICES

Mains electricity, water and drainage.

VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

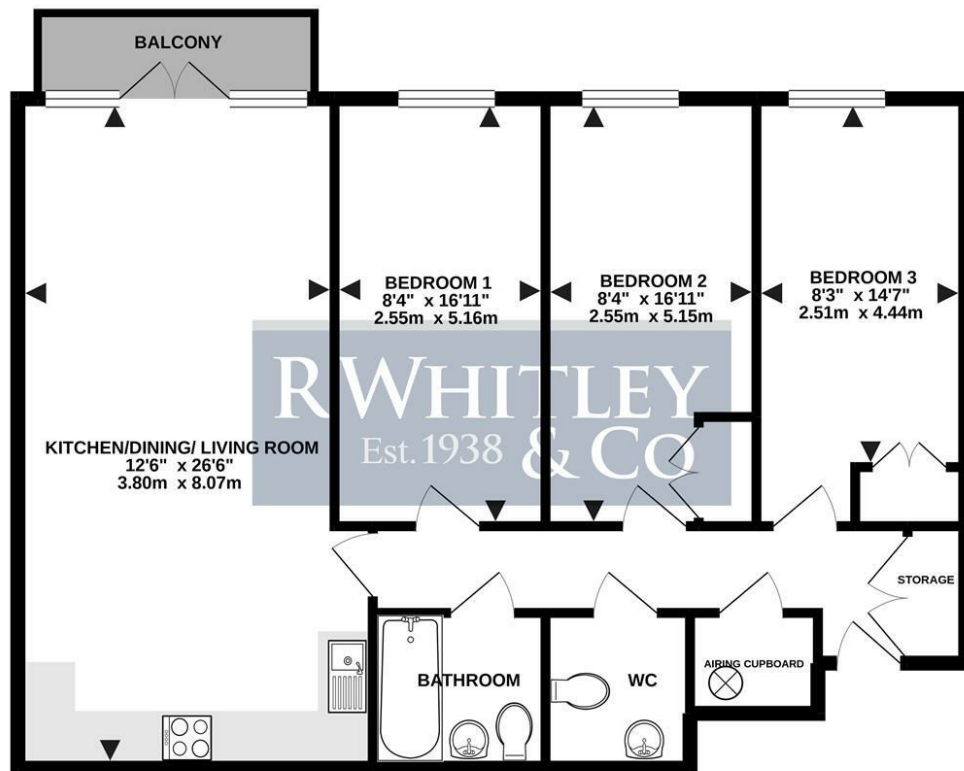
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	84
England & Wales	EU Directive 2002/91/EC	







THIRD FLOOR
956 sq.ft. (88.8 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 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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