

Kensington House
West Drayton
Middlesex
UB7 9DG

*'Prestige Apartment In Park
West'*

RWHITLEY
Est. 1938 & CO

Guide Price £340,000



- Second Floor Apartment
- Two Double Bedrooms
- En-Suite Bathroom To Both Bedrooms
- Open Plan Living Space
- Concierge
- On Site Gym
- Communal Grounds
- Permit To Park One Car
- Long lease

DESCRIPTION

Showcasing luxurious interiors 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 immaculate 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 high white gloss units with 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.

TENURE

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

GROUND RENT

We understand that there is a ground rent payable currently £300 per annum. This figure may rise throughout the term.*

SERVICE CHARGE

We understand the annual service charge payable is currently £2180.*

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

OUTSIDE

The development enjoys delightful communal gardens including a square which has been thoughtfully landscaped and is well maintained. The apartment will benefit from one permit to park a car.

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.

HEATING & HOT WATER

Electric heating. Electric immersion heater in 'Elsun Coral E System' 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.

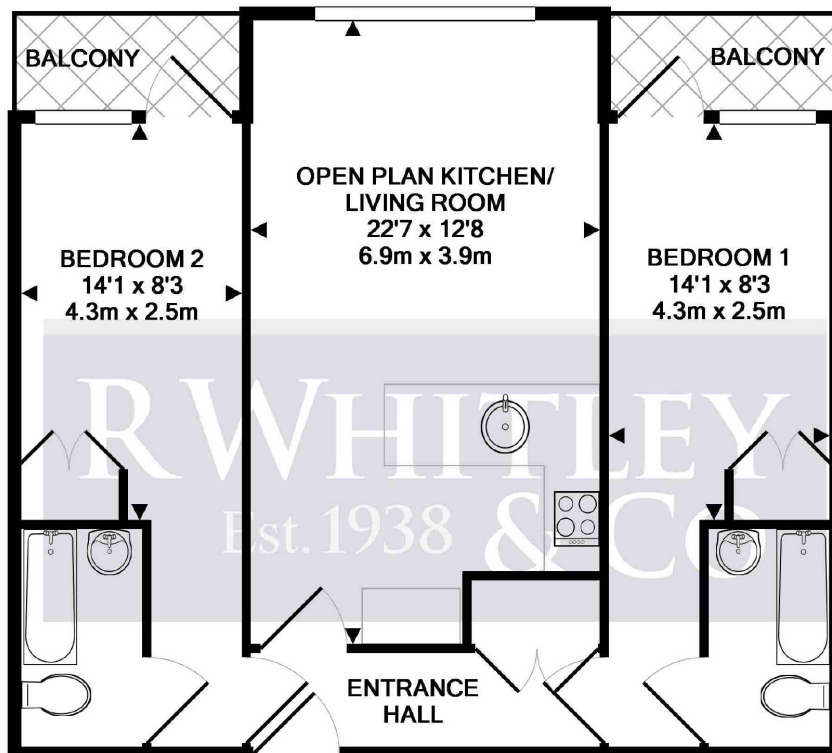
VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







TOTAL APPROX. FLOOR AREA 706 SQ.FT. (65.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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