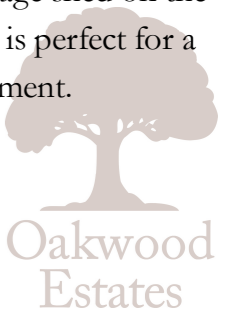




Nestled in the charming neighborhood of Hornbill Close in Cowley, you'll discover a delightful 3-bedroom apartment that epitomizes modern urban living with a touch of suburban tranquility. This spacious and inviting residence offers a perfect blend of comfort and convenience. With three well-appointed bedrooms, this apartment is ideal for a family seeking room to grow or professionals looking for a comfortable living space. The living area is bathed in natural light, creating an inviting ambiance, while the well-equipped kitchen provides a hub for culinary creativity. Located in a peaceful residential enclave yet close to local amenities and excellent transport links, this 3-bedroom apartment on Hornbill Close in Cowley presents an attractive and balanced lifestyle opportunity for its fortunate residents.

The property comprises its own entrance, entrance hall, large kitchen/dinner, living room, three spacious bedrooms, and family bathroom. Located just a short walk from Tesco's Cowley, and West Drayton High Street, West Drayton Station (Crossrail) is just a short walk away providing excellent transport links into Central London. The property benefits from free on-street parking for residents and a storage shed on the ground floor. The high street with all local amenities is a stone's throw away. The property is perfect for a small family looking to be close to schools and transport or as a buy-to-let investment.



Property Information

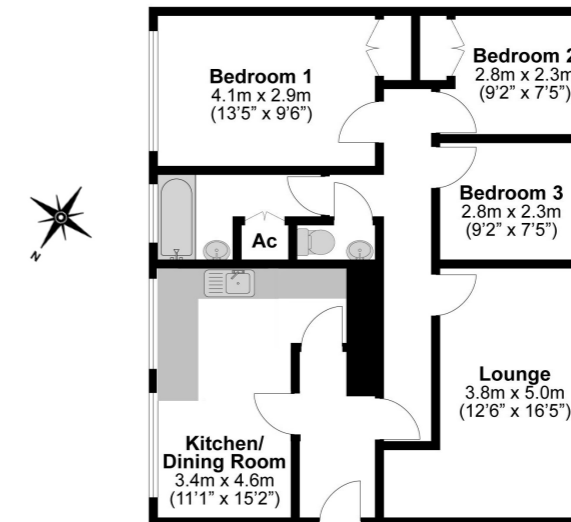
-  LEASEHOLD
-  FIRST FLOOR
-  LARGE KITCHEN & BREAKFAST/DINING ROOM
-  CLOSE TO MOTORWAYS (M40, M4 & M25)
-  CLOSE TO STATION (CROSSRAIL)
-  THREE BEDROOMS
-  APARTMENT
-  CLOSE TO LOCAL AMENITIES
-  COUNCIL TAX - BAND C
-  GREAT INVESTMENT

					
x3	x1	x1	0	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Total Approximate Floor Area
764 Square feet
71 Square metres



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Tenure

Leasehold - 89 years remaining

Service Charge

Service Charge including ground rent is approx £112.00 pcm

Council Tax

Band - C £1564 per year

Mobile Coverage

5g voice and data

Internet Speed

Ultrafast

Area

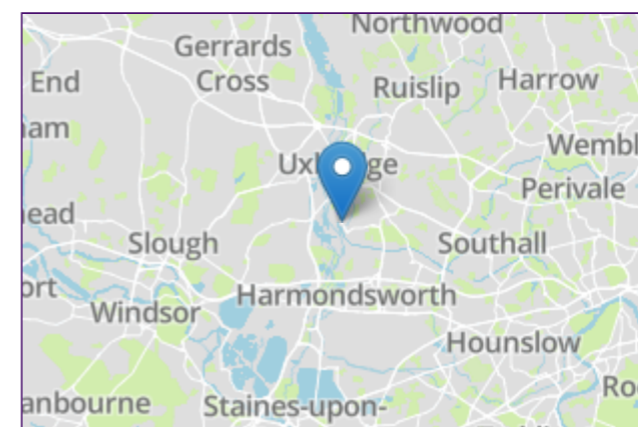
Cowley, located in West Drayton, is a charming residential area in the London Borough of Hillingdon. Nestled along the western outskirts of Greater London, Cowley offers a peaceful suburban retreat while maintaining easy access to the capital's amenities. Its picturesque streets are lined with a mix of period homes and modern developments, providing a diverse range of housing options. The nearby Grand Union Canal adds to the area's appeal, offering scenic walks and leisure opportunities. Residents of Cowley enjoy a sense of community, with local schools, parks, and shops contributing to the area's family-friendly atmosphere. Moreover, its

proximity to Heathrow Airport makes it a convenient choice for those working in the aviation industry or seeking excellent transport links. Cowley successfully strikes a balance between suburban tranquillity and urban convenience, making it an attractive place to call home in West Drayton.

Council Tax

Band C

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)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	