

1 Bed Apartment In Lutchet House 4 Portage Place, Horton Road, West Drayton, UB7 8FG

£87,000





SHORT DESCRIPTION

Property Ref: 14855 We are pleased to present an exceptional apartment in West Drayton, part of a modern luxury secure development built to exacting standards and designed to suit the modern lifestyle. Lutchet House sits in a prime residential location, offering easy access to a range of local amenities, schools, green space, and modes of public transportation, ensuring convenience for residents. The property is a modern one-bedroom third-floor flat boasting a spacious open plan living room & fully-fitted kitchen, with a door that opens to a private balcony overlooking the waterside. There is a large master bedroom, benefitting from a fitted wardrobe, an attractive bathroom suite, and an entrance hall with a coat cupboard and a large utility room. West Drayton station is less than a 5-minute walk away, where the Elizabeth line now operates from Reading to Abbey Wood (stopping at West Drayton) providing access to Liverpool Street station and Tottenham Court Road in less than 30 minutes. There is also excellent access to the M4 motorway and Heathrow Airport. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. Property Type: Apartment Full selling price: £290000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 30% Share price: £87000.00 Monthly rent based on 30% share: £576.53 Remaining lease (In Years): 121 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £1926.60 Council tax band: C EPC rating: B Possession of the property: Occupied

1

Bed Room(s)

1

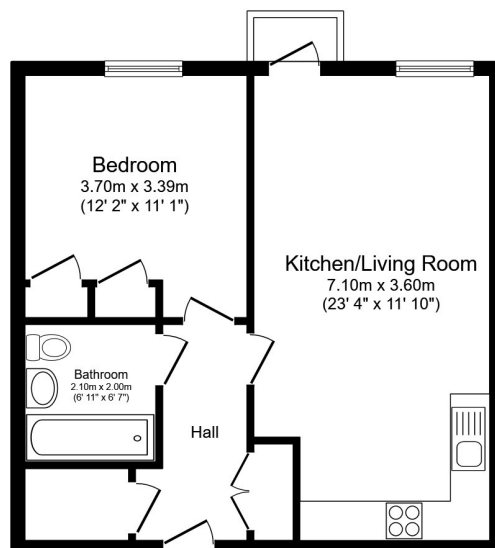
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 50.3 sq.m. (542 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	91 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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