



FOR SALE · STUDIO FLAT

Boxwood Close

WEST DRAYTON, UB7 9PD

Offers in Region of £168,000



STUDIO
FLAT

1
BATHROOM

200+
YEAR LEASE

C
EPC RATING

The Property

BOXWOOD CLOSE · WEST DRAYTON

A well-presented and spacious studio flat in the heart of West Drayton, offering a generous layout and a rare, well-sized kitchen with ample worktop space. Ideally located just moments from the high street and excellent transport links, this property is perfect for convenient, modern living.

Benefiting from gas central heating, a communal garden and on-road and permit parking nearby, the flat is offered with a long lease of over 200 years — presenting a fantastic opportunity for investors seeking strong rental potential, as well as first-time buyers looking to step onto the property ladder.

KEY FEATURES

- Well-presented studio flat
- Large kitchen with ample worktop space
- Close to high street & transport links
- Spacious living area
- Prime West Drayton location
- Investment opportunity — viewings available



LIVING / SLEEPING AREA



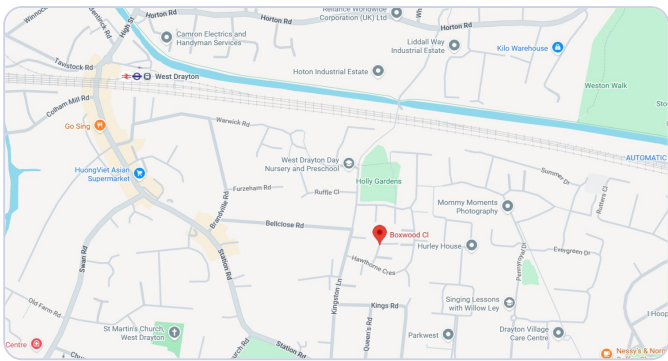
LIVING AREA - BAY WINDOW



KITCHEN



BATHROOM

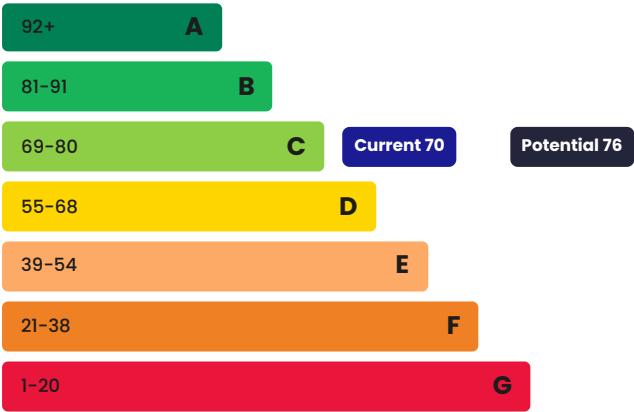


BOXWOOD CLOSE, WEST DRAYTON · MOMENTS FROM WEST DRAYTON STATION (ELIZABETH LINE)

LOCATION

Boxwood Close sits within a quiet residential pocket of West Drayton, moments from the high street's shops, supermarkets, cafés and everyday amenities. West Drayton station provides Elizabeth Line services for fast, direct access to Central London, Heathrow Airport and the wider network — making this an ideal base for commuters and a sound choice for investors seeking strong rental demand.

ENERGY EFFICIENCY



PROPERTY INFORMATION

Property Type	Studio Flat
Tenure	Leasehold · 200+ yr lease
Condition	Very Good
Heating	Central Heating
Outside Space	Communal Garden
Parking	On-Road & Permit
EPC Rating	C (70)

ARRANGE A VIEWING

Hiltons Estates – Western Road

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www.hiltons-estates.com

Your agent: Harvin Virk · Call now for further details — viewings available

Agents Note: These particulars are intended for guidance purposes only and their accuracy is not guaranteed. They do not form part of any contract or offer. All measurements and areas are approximate and for illustration only. Services, appliances and fittings referred to have not been tested and no warranty is given as to their operability or efficiency. Prospective purchasers should satisfy themselves by inspection or otherwise. Lease length, service charge and ground rent should be verified by your solicitor.