



Chantry Close | West Drayton | UB7 7FT

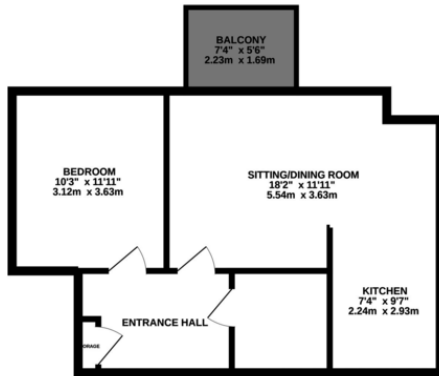
£417,000

Offering to the market this luxurious three-bedroom top floor duplex apartment in immaculate condition throughout. The luxury apartment comprises of three double bedrooms, one bedroom being an en-suite shower and w/c, spacious open plan lounge to fully fitted kitchen with all integrated appliances, two large private wooden decked balconies overlooking the Grand Union Canal. Other benefits are allocated underground parking, entry phone system, double glazing throughout, underfloor heating, two separate entrances, ample storage spread across two floors, high level of natural light throughout the property.

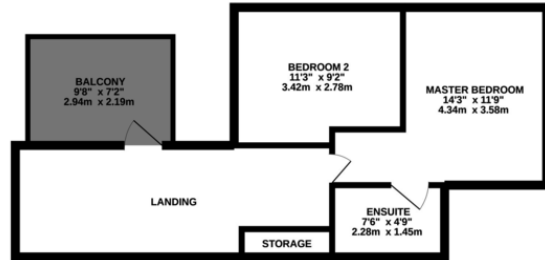
- Three Double Bedroom Duplex Apartment
- Breath Taking Views of the Waterfront & Canal
- Two Private Large Balconies
- Allocated Parking



3RD FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



4TH FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



3 BEDROOM DUPLEX APARTMENT

TOTAL FLOOR AREA: 911 sq.ft. (84.7 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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## Contact Details

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

EU Directive 2002/91/EC

England, Scotland & Wales

2002/91/EC

