Trout Road

West Drayton • • UB7 7FW

Guide Price: £330,000



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est 1986

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Situated in a ultra desirable canalside setting, this spacious two-bedroom apartment offers contemporary open-plan living, complemented by a stunning private balcony overlooking the picturesque Grand Union Canal. The property features a generous kitchen/living area, two well-proportioned double bedrooms, two bathrooms and excellent natural light throughout, making it an ideal purchase for first-time buyers and investors alike. Perfectly positioned just moments from West Drayton station, residents can enjoy convenient access to the Elizabeth Line, providing excellent transport links into London and beyond. Combining spacious accommodation, an attractive waterside outlook with walks along the canalside or on the Colne Valley Trail and superb connectivity, this is an excellent opportunity to acquire a home in a sought-after location.

- Stunning balcony overlooking the picturesque Grand Union Canal

Spacious two-bedroom apartment, approximately 768 sq. ft.

Generous open-plan kitchen/living area, ideal for modern living

Contemporary fitted kitchen with integrated appliances

Two well-proportioned bedrooms

Excellent natural light throughout the accommodation

Desirable canalside setting with attractive waterside views

Gated, allocated parking for one car with visitor parking

Moments from West Drayton station and the Elizabeth Line

Convenient transport links into London and beyond

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







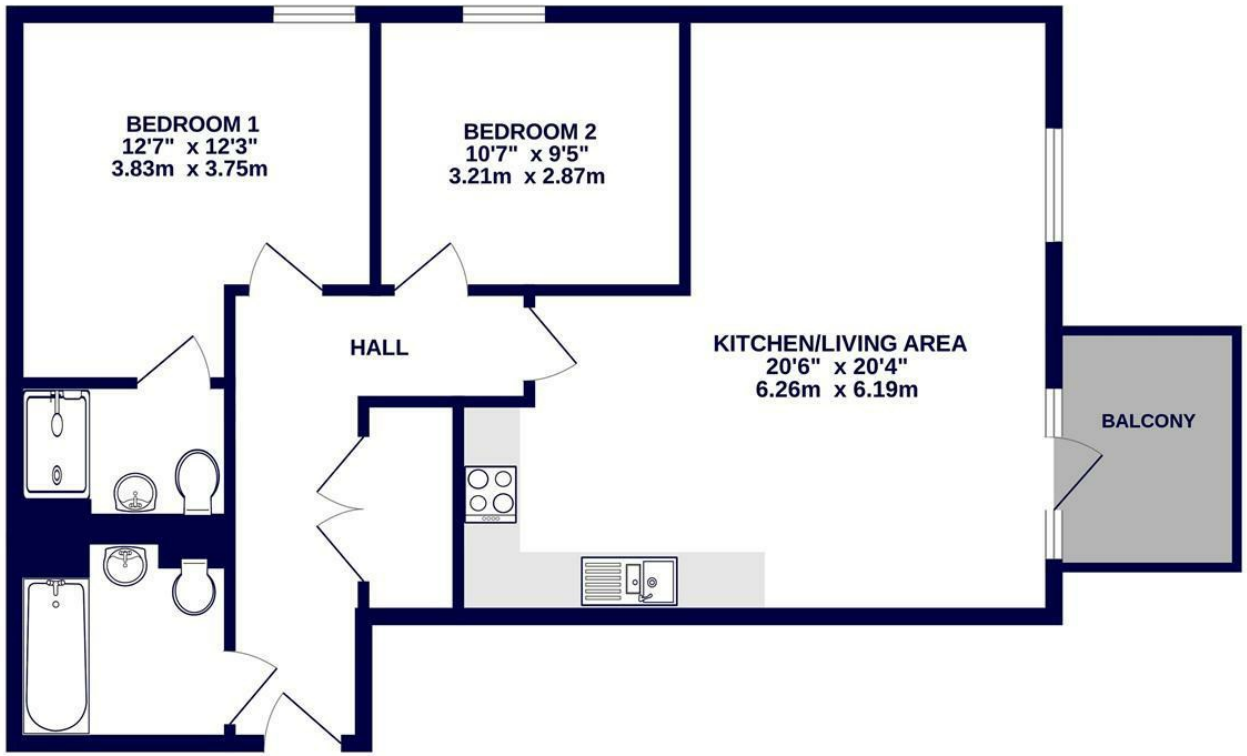








2ND FLOOR
768 sq.ft. (71.3 sq.m.) approx.

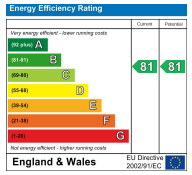


TOTAL FLOOR AREA : 768 sq.ft. (71.3 sq.m.) approx.

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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