



## Flat F, Nuland Court, 50-52 Drayton Road

£350,000 Leasehold

First floor flat • Two double bedrooms • Large open plan Kitchen/Living area • Two allocated parking spaces • Communal garden • Two minutes walk form High Street and Train station • Long lease & Low service charges • CHAIN FREE

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L&H Residential are proud to be introducing this exceptional first-floor flat offering contemporary urban living in a desirable location. Boasting two generously sized double bedrooms, this 2-bedroom property is designed for comfort and convenience. The highlight of the home is the expansive open-plan kitchen and living area, providing a seamless space for relaxation and entertaining. The property further benefits from two allocated parking spaces, ensuring parking is never a hassle. Residents can also take advantage of the communal garden for leisure and outdoor relaxation.

Conveniently situated just a stone's throw away from the vibrant High Street and the train station, residents can enjoy easy access to a range of amenities and excellent transportation links. With a long lease and low service charges, this property offers an attractive investment opportunity, while being sold CHAIN FREE further adds to its appeal. Don't miss this opportunity to secure a stylish and well-appointed home in a prime location.



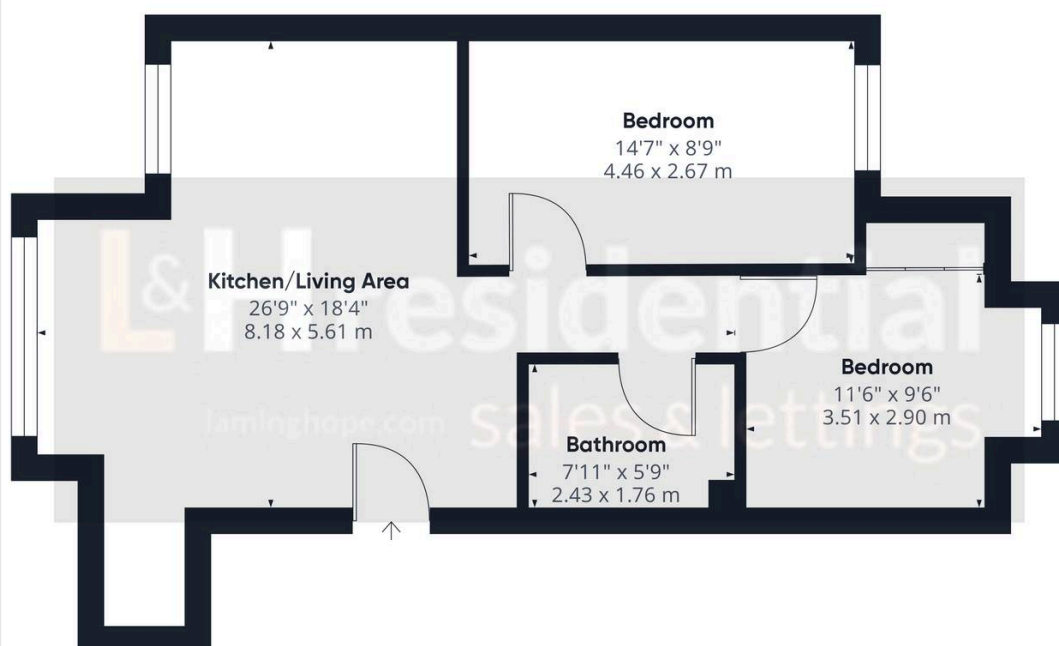
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020 3617 1333

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Approximate total area<sup>(1)</sup>  
605.03 ft<sup>2</sup>  
56.21 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360