



## Park Lodge Avenue, West Drayton, UB7 9FH

- Three bedroom penthouse duplex apartment set over the fourth and fifth floors
- Principal bedroom with en suite shower room and fitted storage
- Located within the sought after Parkwest development near West Drayton Station
- Bright open plan living, dining and kitchen area with private balcony
- Residents' concierge service, gymnasium and allocated parking space
- Currently achieving £2,100

**Offers In Excess Of £400,000**

### Description

The apartment comprises a spacious open plan reception, dining and kitchen area, thoughtfully designed for both everyday living and entertaining, with direct access to a private balcony. A separate utility room and guest cloakroom add further convenience, while the principal bedroom benefits from fitted storage and an en suite shower room. All bedrooms and the living area are south facing, allowing for excellent natural sunlight throughout the year.

The upper floor provides two large double bedrooms, together with a large family bathroom featuring a bath tub and a separate toilet. The en suite bedroom is situated on the lower floor and is slightly smaller in size, offering a practical layout ideal for guests, privacy or flexible living arrangements.

Residents of Parkwest benefit from a 24 hour concierge service, access to an on site gymnasium, landscaped communal gardens and an allocated parking space.

Hurley House is ideally positioned moments from West Drayton High Street, offering a range of independent shops, cafés, restaurants and everyday amenities. West Drayton Station (Elizabeth Line) provides fast and convenient access into Central London, Canary Wharf and Heathrow Airport. Stockley Business Park, Brunel University and the motorway network, including the M4, M25, A40 and M40, are all within easy reach.

### Additional information

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: E

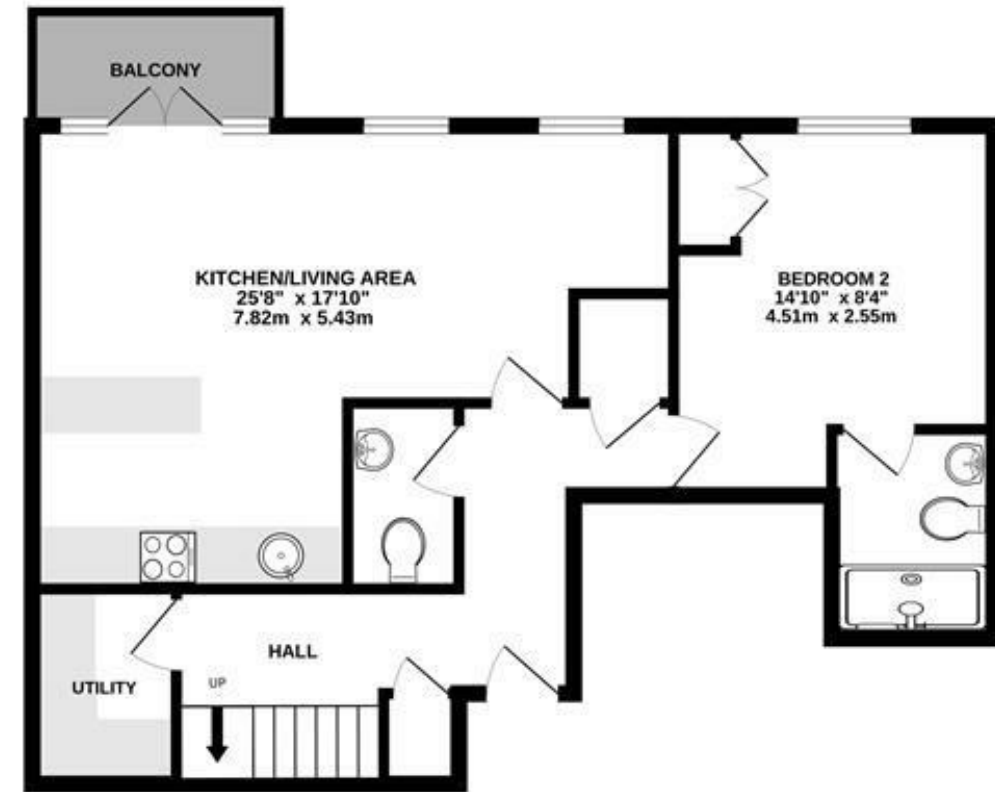
EPC rating: C

Lease term: 989 years remaining

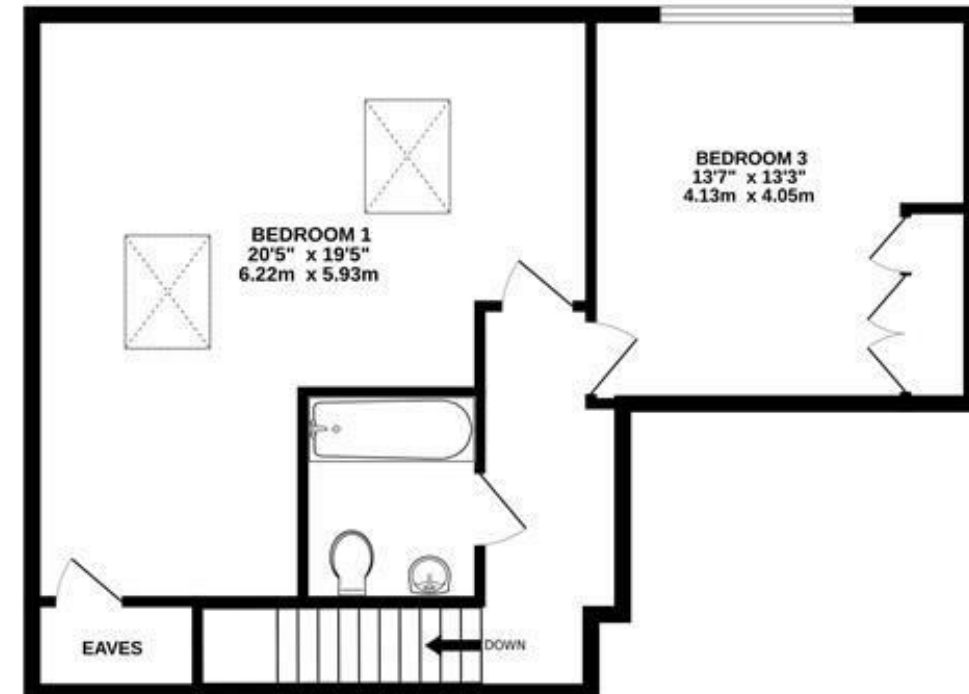
Service charge: £5,800 per annum

Ground rent: £375 per annum

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1320sq.ft. (122.6 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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### IMPORTANT NOTICE

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