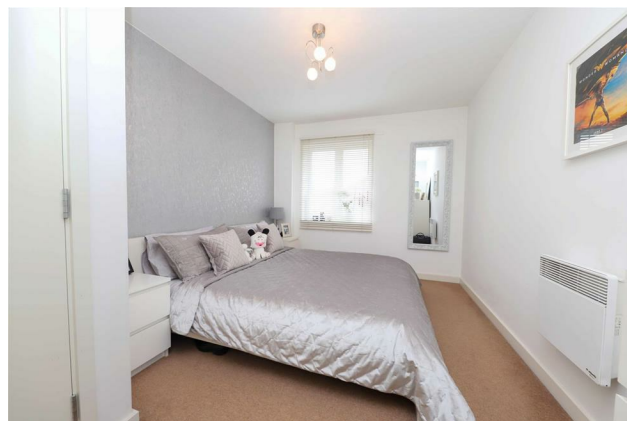
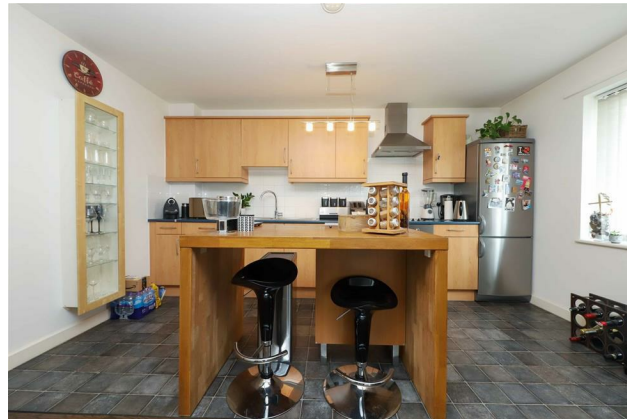


Cameron

Cameron



Park Lodge Avenue, West Drayton, UB7 9FJ

- Two bedrooms
- Allocated parking
- Ample storage space
- Lift to all floors
- 24 Hour Concierge Service
- Balcony
- Good condition
- Good size double bedrooms
- Double glazed
- Convenient location

Offers In The Region Of £310,000



Cameron Estate Agents
Cameron House 21-23 High Street,
Yiewsley, West Drayton, UB7 7QG

E: westdrayton@cameron.co
T: 01895 444424

www.cameron.co

Description

A immaculate two double bedroom top floor apartment on the 'Parkwest Development' with the benefit of having landscaped gardens, Concierge Service and allocated gardens.

Accommodation

The accommodation on offer briefly comprises of, entrance hallway leading to the open plan kitchen/living room which is fitted with a good range of storage units and drawers, there are ample work surfaces, with French doors that open onto the balcony. There are the two double bedrooms and an attractive three piece bathroom suite. 24 hours concierge service, lift access to all floors.

Outside

Allocated parking for one car, landscaped gardens that are maintained regularly.

Situation

The property is positioned in this very popular residential location within easy access to West Drayton, Yiewsley and Uxbridge with their wide range of day to day shops and amenities. There is also excellent access to Stockley Business Park, local bus routes, London International Heathrow Airport, M4, M40 and M25 motorways, and West Drayton Main Line Train Station providing quick and easy access in to London Paddington Station which is also subject to Cross Rail development bringing Liverpool street to within 30 minutes and Canary Wharf to 37 minutes of West Drayton.

Terms and Notification of Sale

Tenure: Leasehold

Lease: 113 years

Local Authority: London Borough Of Hillingdon

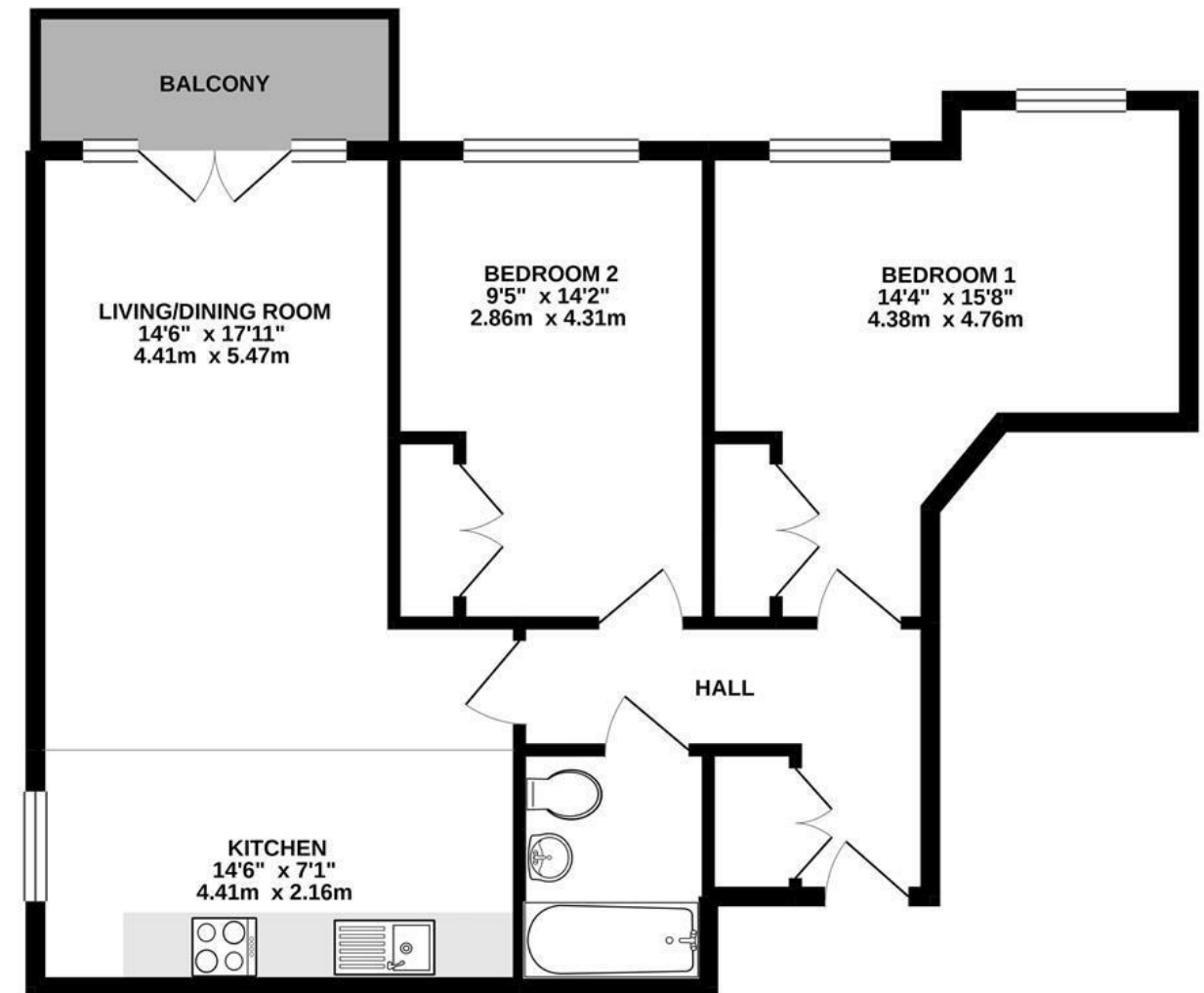
Council Tax Band: D

Current EPC Rating: C

Ground Rent: TCB

Service charge: approx TCB

728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.6 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

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts