## Arlington House, 1 Park Lodge Avenue, West Drayton,

- Two bedroom, two bathroom first floor apartment
- Twenty four hour concierge located within Arlington House
- Undercroft permit parking within the Park West development
- Private balcony extending across the principal accommodation
- Private residents' gym and landscaped rooftop gardens
- Approximately 573 sq ft of well planned accommodation

## Guide Price £275,000

**Description**
Set within one of West Drayton's most established modern developments, this attractive first floor apartment offers approximately 573 sq ft of well planned accommodation, combining contemporary open-plan living with two bedrooms, two bathrooms and excellent residents' facilities.

A particular advantage of the apartment is its position within Arlington House itself, placing the 24 hour concierge service and private residents' gym within the same building, while residents also enjoy access to the landscaped rooftop gardens. The property further benefits from permit parking and a private balcony, adding to its appeal for both owner occupiers and investors. Previous Arlington House marketing similarly highlights the concierge, gym, balcony and parking as key features of the development.

The accommodation is approached via a welcoming entrance hall and opens into a generous 17'0" x 11'1" lounge/dining room, providing ample space for both living and dining areas. This flows naturally into the fitted kitchen, which features a range of contemporary units, contrasting work surfaces and integrated appliances.

Double doors from the living space open directly onto the private balcony, which extends across the width of the apartment and provides a valuable extension of the living accommodation.

The principal bedroom is an impressive 15'0" x 8'5" and benefits from its own en suite shower room, while the second bedroom measures 11'3" x 6'9" and would work equally well as a guest bedroom, home office or nursery. A separate main bathroom completes the accommodation.

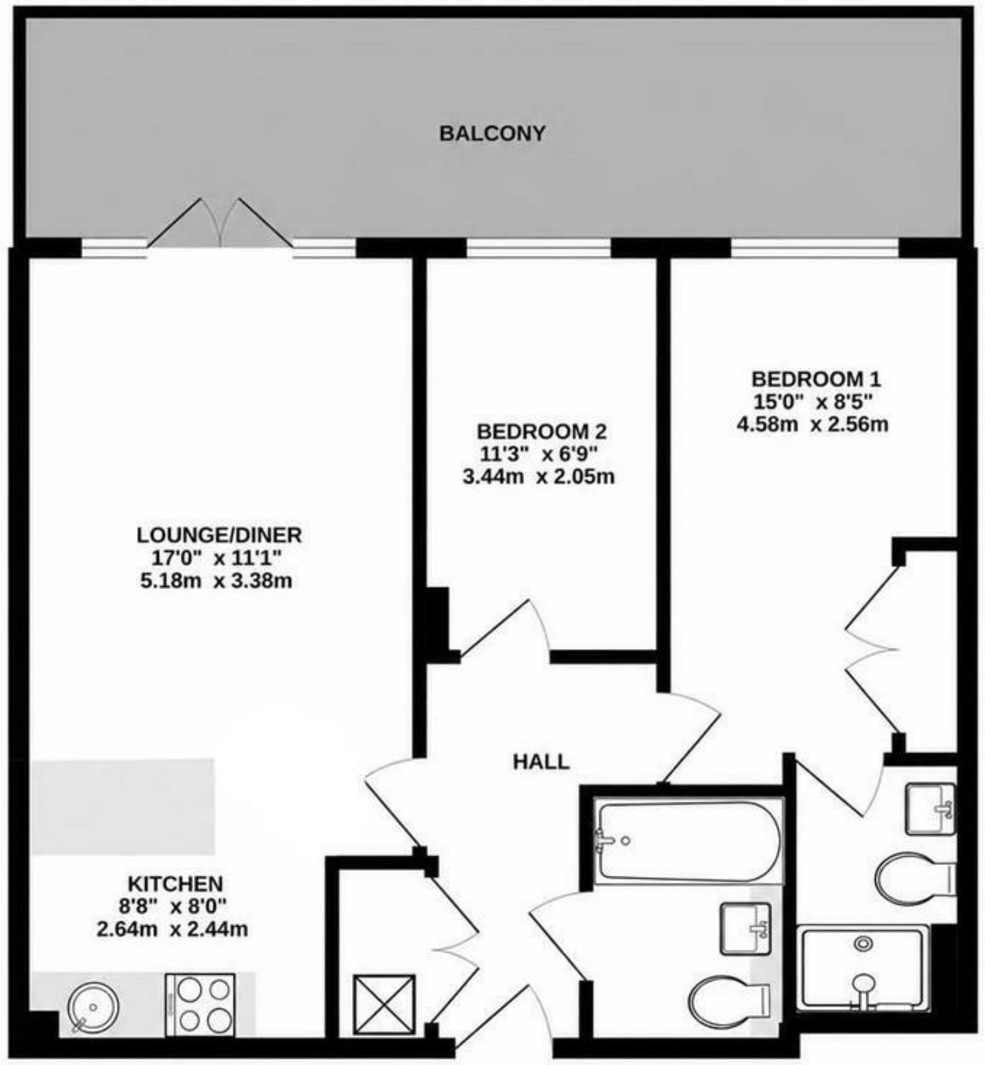
The apartment enjoys its own private balcony, together with undercroft permit parking. Residents of Park West also have use of attractive communal areas, including the rooftop gardens, while Arlington House provides the added convenience of the concierge and residents' gym within the building.

Park West is conveniently positioned for West Drayton town centre and West Drayton station, providing Elizabeth line services towards Heathrow Airport, Paddington and central London. The development is also well placed for Stockley Business Park, Brunel University and Heathrow, with the M4, M25 and wider motorway network readily accessible.

**Additional information**
Tenure: Leasehold
Local Authority: London Borough of Hillingdon
Council tax band: D
EPC rating: B

Lease: 979 years remaining
Service Charge: £3,905 per annum
Ground Rent: £250 per annum

FIRST FLOOR
573 sq.ft. (53.3 sq.m.) approx.




TOTAL FLOOR AREA : 573 sq.ft. (53.3 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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