



Park Lodge Avenue, West Drayton, UB7 9FX

- Spacious 673 sq. ft. first floor apartment throughout
- Two generous double bedrooms with excellent proportions
- Allocated parking bay with 24 hour concierge service
- Impressive 25ft open plan kitchen, living and dining area
- Private balcony overlooking attractive communal landscaped gardens
- Excellent access to Elizabeth Line and Heathrow Airport

Guide Price £305,000

Description

Situated within the popular Park West development, this beautifully presented first floor apartment offers an exceptional amount of living space for a modern two bedroom home, extending to approximately 673 sq. ft. and designed to maximise both comfort and natural light.

The centrepiece of the apartment is a 25ft open plan kitchen, living and dining room, providing an excellent space for both entertaining and everyday living. Double doors open directly onto a private balcony, creating a seamless connection between the indoor and outdoor space.

Both bedrooms are generous doubles, measuring over 15ft in length, making the property particularly appealing for professionals, first time buyers, downsizers or those requiring a home office. A modern family bathroom, welcoming entrance hall and useful storage cupboard complete the accommodation.

Residents benefit from access to beautifully maintained communal gardens, an allocated parking bay and a 24-hour concierge service. West Drayton Elizabeth Line Station is within easy reach, providing fast connections to Central London, Canary Wharf and Heathrow Airport, while the M4, M25 and A40 are all readily accessible.

Additional information

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: D

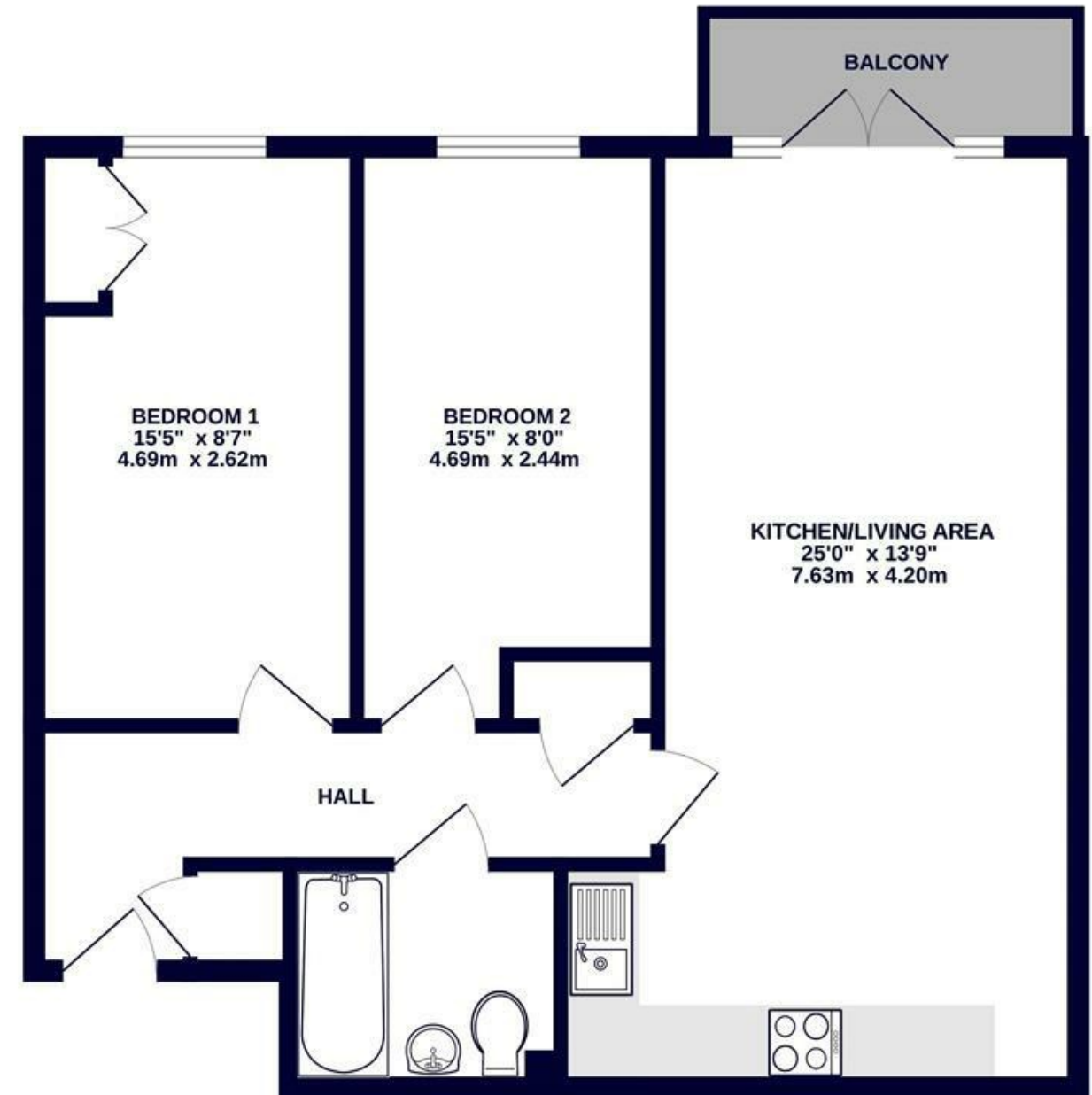
EPC rating: C

Lease term: 979 years remaining

Service charge: £3,060 per annum

Ground rent: £0

1ST FLOOR
673 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.6 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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