



Denham House, 17 Park Lodge Avenue, West Drayton,

- Spacious apartment exceeding 600 sq. ft.
- Private balcony overlooking landscaped communal grounds.
- Allocated off street parking space included.
- Exclusive residents' gym and concierge service.
- Large open plan kitchen and living space.
- Elizabeth Line access from West Drayton Station.

Guide Price £235,000

Description

Situated within the highly regarded Park West development, this exceptionally spacious one bedroom apartment offers over 600 sq. ft. of well proportioned accommodation, making it significantly larger than many comparable one bedroom properties.

Located in Denham House, the apartment has been thoughtfully designed to maximise both space and natural light. The impressive open plan kitchen and reception room provides an excellent entertaining space, with ample room for both living and dining areas, whilst doors open directly onto a private balcony.

The generous double bedroom offers excellent proportions and fitted wardrobes, complemented by a well appointed family bathroom. A welcoming entrance hall provides useful storage and enhances the sense of space throughout.

Residents of Park West benefit from an outstanding range of amenities including a 24 hour concierge, a private residents' gym, maintained communal gardens, and the convenience of allocated parking.

This apartment would make an ideal first time purchase, London pied-à-terre or investment opportunity.

Denham House is situated within the popular Park West development in West Drayton, offering excellent connectivity and a convenient lifestyle. West Drayton Station (Elizabeth line) provides fast, direct services to Central London, Canary Wharf and Heathrow Airport, whilst the M4, M25 and M40 are all easily accessible. A wide range of shops, supermarkets, cafés and restaurants can be found in nearby West Drayton and Yiewsley, with the Grand Union Canal and local green spaces offering pleasant walks and recreational opportunities, making this an ideal location for commuters.

Additional information

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: C

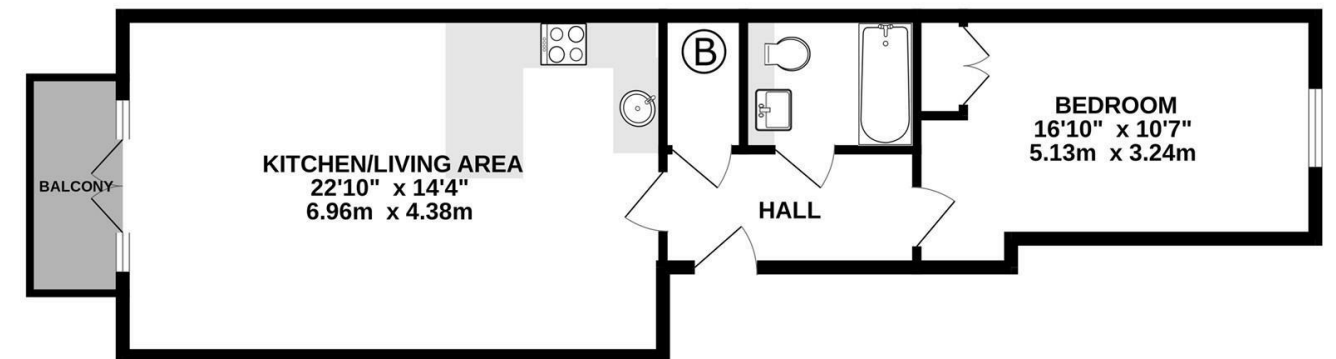
EPC rating: B

Lease term: 979 years remaining

Service charge: £3,010 per annum

Ground rent: £224 per annum

2ND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 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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