

















Cavendish House, 15 Park Lodge Avenue, West Drayton,

- Third-floor apartment with lift access
- Two bedroom Manhattan style apartment with modern layout
- Open plan living/kitchen area with good natural light
- Private balcony accessed from the reception room
- Use of well maintained communal grounds
- Allocated parking included

Guide Price £250,000

Description
Positioned on the fourth floor and extending to approximately 623 sq ft, the apartment is thoughtfully arranged with a bright, open plan kitchen/reception room forming the heart of the home. The space is well proportioned, with ample room for both dining and relaxation, and benefits from direct access to a private balcony, ideal for morning coffee or evening unwinding.

The principal bedroom is generously sized, complemented by a second bedroom which is perfectly suited as a guest room, study, or nursery. The accommodation is served by a modern family bathroom, alongside an additional separate WC. The property is presented in good condition throughout, offering a turnkey opportunity for both owner occupiers and investors.

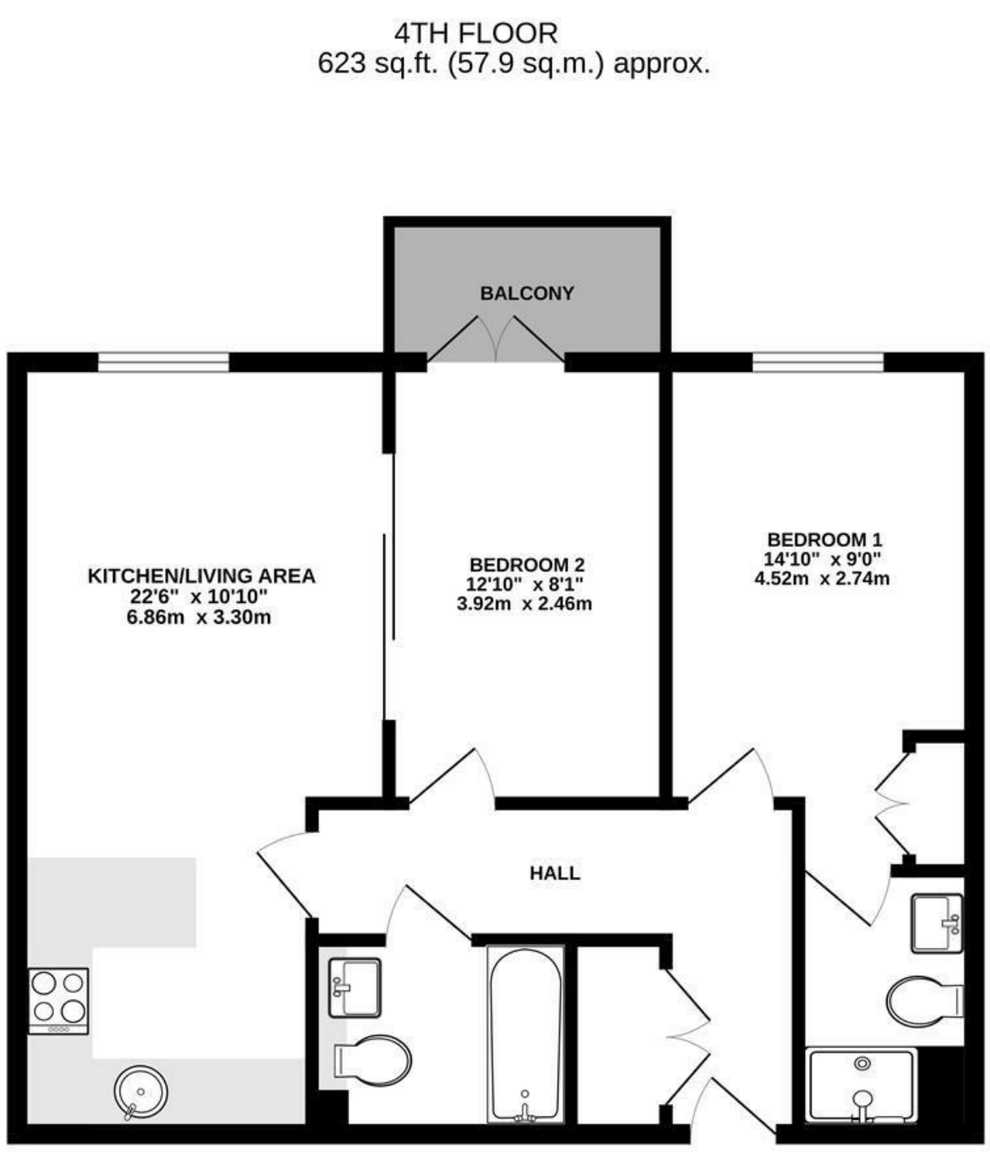
The apartment further benefits from access to well-maintained communal grounds, a private balcony extending from the main living space, and an allocated parking space, all forming part of the overall accommodation.

Location
West Drayton is well regarded for its excellent connectivity and growing appeal among commuters. West Drayton Station provides access to the Elizabeth Line, offering fast and direct services into Central London, the West End and Canary Wharf, as well as convenient links to Heathrow Airport. The nearby M4 and M25 further enhance road connections across London and the wider motorway network.

The area benefits from a good range of local amenities, including shops, supermarkets and independent cafés, with more extensive retail and leisure facilities available in nearby Uxbridge. There are a selection of well regarded schools and access to open green spaces.

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

Lease term: 979 years remaining
Service charge: £3,200 per annum
Ground rent: £225 per annum



TOTAL FLOOR AREA : 623 sq.ft. (57.9 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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