



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 £285,000

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.

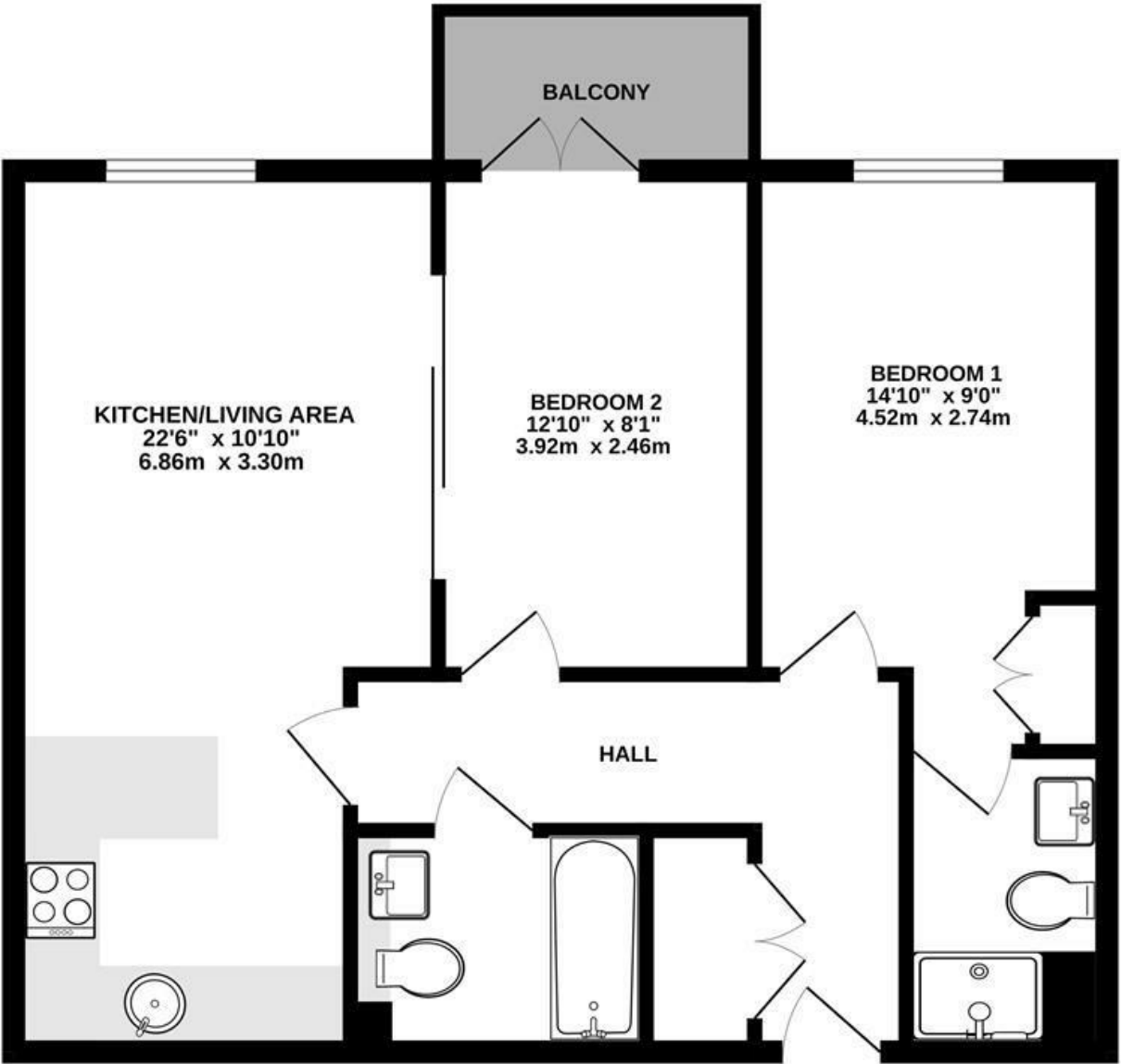
The area benefits from a good range of local amenities, including shops, supermarkets and independent cafés, with more extensive retail and leisure facilities available in nearby Uxbridge. There are a selection of well regarded schools and access to open green spaces.

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

4TH FLOOR
623 sq.ft. (57.9 sq.m.) approx.



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

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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