Cameron



31 Park Lodge Avenue, West Drayton, UB7 9FH

- Two-bedroom, two-bathroom apartment
- Sliding door second bedroom for versatility
- Exclusive access to gym facilities
- Lift service to all floors

- Immaculate condition throughout
- Situated in Park West
- Access to 24 hour concierge service
- Excellent first time buy or investment option

Offers In Excess Of £290,000

Cameron Estate Agents

Cameron House 21-23 High Street, Yiewsley, West Drayton, UB7 7QG

E: pm@cameron.co T: 01895444424

www.cameron.co





Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract

Description

Nestled in a prime West Drayton location, this stunning two-bedroom, two-bathroom apartment offers contemporary living at its finest. Ideal for investors or first-time buyers, this immaculate property presents a unique opportunity to step onto the property ladder.

Accommodation

The accommodation consists of two double bedrooms, one with a versatile sliding door allowing flexible floorplan arrangements. Master bedroom with an en suite, and a separate family bathroom for convenience. Open-plan design creating a spacious and modern living environment. The integrated kitchen boasts top-of-the-line appliances and ample storage space. Access to private balcony via double doors off the living area. Immaculately maintained, the apartment is in pristine condition, offering a turnkey solution for its new owners. Perfect for both seasoned investors and first-time buyers looking for a smart investment opportunity.

Outside

Benefit from a 24-hour concierge service ensuring security and convenience. Exclusive access to on-site gym facilities, promoting a healthy and active lifestyle. Hassle-free parking is available, providing convenience for residents and guests.

Location

Situated in the heart of West Drayton, the property offers easy access to local amenities, schools, and transport links. The area is well-connected, with West Drayton station just a short distance away, providing swift and direct connections to Central London and beyond.

Terms and notification of sale

Tenure: Leasehold

Local authority: London Borough Of Hillingdon

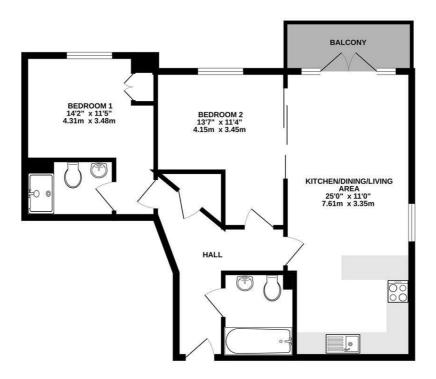
Council Tax Band: D Current EPC Rating: C

Lease: 983 Years remaining

Service Charge: £4,078 per annum Ground rent: £300 per annum

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors an solicitors. In accordance with the Property Misdescriptions Act 1991 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 contract



TOTAL FLOOR AREA: 695 sq.ft. (64.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the flooring contained here, measurements of doors, without, motions and any other times are approximate and no responsibility to laten for any error, prospective purchaser. The services, systems and applicances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Cameron

















Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract