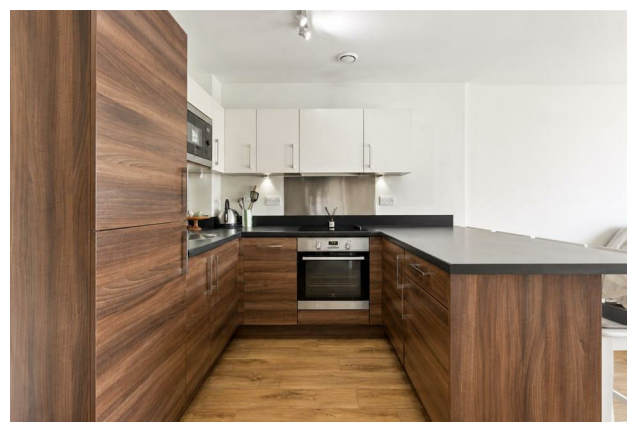




15 Park Lodge Avenue, West Drayton, UB7 9FR

- Third floor apartment with lift access
- Secure gated undercroft parking
- Private balcony overlooking communal gardens
- Double bedroom with fitted wardrobes
- Open plan living/kitchen area with good natural light
- Elizabeth Line within walking distance
- Being sold fully furnished for convenience
- Quality integrated kitchen appliances

Guide Price £205,000

3RD FLOOR
432 sq.ft. (40.1 sq.m.) approx.

Description

Situated within the sought after Park West development, this well presented third floor apartment offers contemporary living in a convenient location, making it an excellent choice for first time buyers, investors or those seeking a low maintenance home.

The accommodation extends to approximately 432 sq.ft. and has been thoughtfully designed to maximise both space and natural light. At its heart is a spacious 22ft open plan kitchen, living and dining area, fitted with a modern range of high gloss and wood effect units, integrated appliances and a breakfast bar, creating an ideal space for both everyday living and entertaining. Full height French doors open onto a private balcony, where elevated views across the attractive communal gardens provide a pleasant outdoor retreat.

The generous double bedroom benefits from a sliding wardrobe, while the contemporary bathroom is appointed with a white suite comprising a panel enclosed bath with shower over, vanity wash hand basin, concealed cistern WC and heated towel rail.

Further benefits include double glazing, lift access, secure entry system and well maintained communal areas.

Location

Park West is one of West Drayton's most desirable modern developments, ideally positioned within walking distance of West Drayton Station (Elizabeth Line), providing fast and direct services into Central London, Canary Wharf and Heathrow. The town centre offers a variety of shops, cafés, supermarkets and restaurants, while Stockley Business Park, Heathrow Airport and Brunel University are all within easy reach. For motorists, the M4, M25 and A40 are readily accessible.

Additional information

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

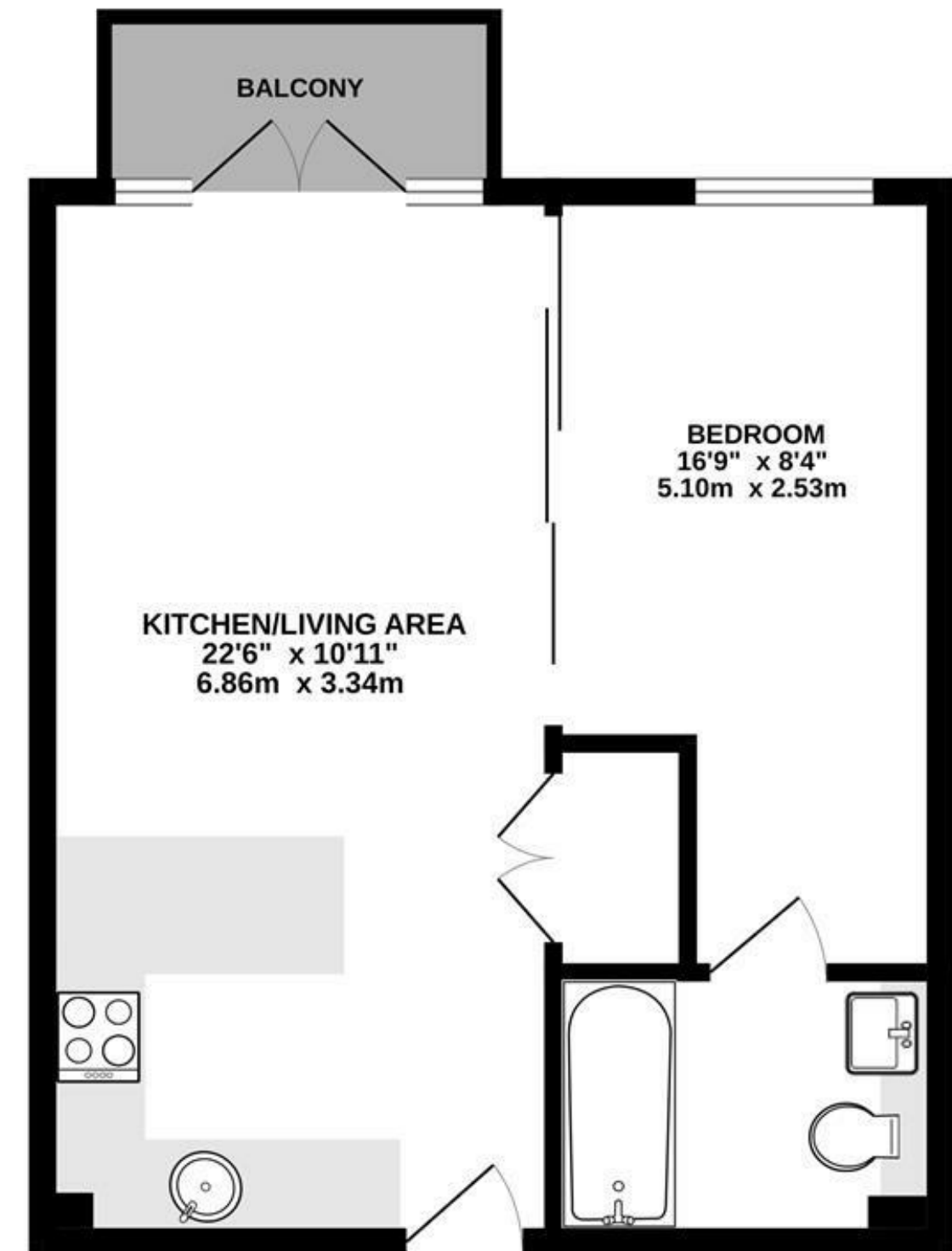
Council tax band: C

EPC rating: B

Lease term: 979 years remaining

Service charge: £2650 per annum

Ground rent: £150 per annum



TOTAL FLOOR AREA : 432 sq.ft. (40.1 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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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