



## 35 Park Lodge Avenue, West Drayton, UB7 9FJ

- Two double bedroom apartment
- Residents parking
- Concierge and residents Gym
- No upper chain
- En-suite to primary bedroom
- Well proportioned accommodation

**Asking Price £325,000**



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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**

Positioned in Park West, this two bedroom apartment offers buyers well apportioned accommodation combined with contemporary design.

**Accommodation**

Providing accommodation which briefly comprises of entrance hall providing access to the large open plan living space and modern fitted kitchen with integrated appliances, there are two large double bedrooms, both with built in wardrobes, and the primary bedroom has the benefit of an en-suite shower room. There is also a separate family bathroom.

**Outside**

This property benefits from Right to Park, it's own private balcony, access to the communal grounds, 24 hour concierge service and exclusive access to the residents gym facilities.

**Situation**

West Drayton offers excellent transport links. The area benefits from quick access to central London, with journeys to Bond Street from West Drayton taking just 30 minutes. Additionally, Heathrow Airport is just a short drive away, making international travel easily accessible. With good local bus services and road connections, including the M4 and M25, West Drayton offers exceptional transportation options for residents. Combined with local amenities such as shops, schools, and green spaces

**Terms and notification of sale**

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band:

EPC rating:

Lease term: 985 years remaining

Service charge: £3100 per annum

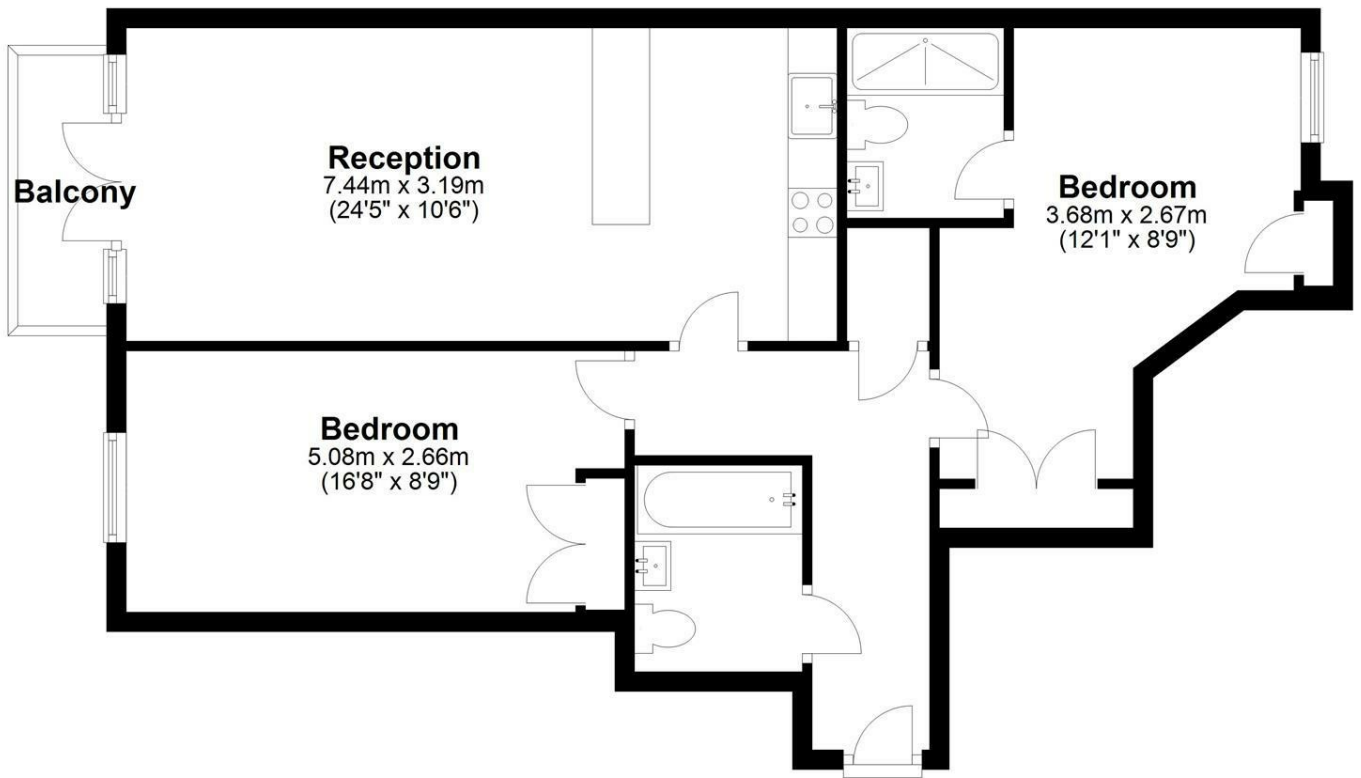
Ground rent: £300 per annum

**IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and 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

### Third Floor

Approx. 67.9 sq. metres (731.3 sq. feet)



Total area: approx. 67.9 sq. metres (731.3 sq. feet)



# Cameron



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