Park Lodge Avenue, West Drayton, UB7 9DG

- Well presented one bedroom third floor modern apartment
- Private balcony accessed directly from living area
- Twenty four hour concierge and private residents' gym
- Generous open plan kitchen, living and dining space
- Allocated parking space within the popular development
- Landscaped communal grounds for residents to enjoy

Guide Price £205,000

Description
The apartment is positioned on the third floor and extends to approximately 407 sq ft. The accommodation is centred around a generous open plan kitchen and living area, providing ample space for both seating and dining. The kitchen is neatly incorporated into the room with a range of fitted units and integrated appliances, while double doors open directly onto the private balcony.

The bedroom is a comfortable double with space for wardrobes and additional furniture. A contemporary bathroom is positioned off the hallway, alongside a useful separate storage cupboard.

Park West is a well established modern development with attractive landscaped communal grounds. Residents benefit from a 24 hour concierge service, private residents' gym and allocated parking.

Location

Park West is conveniently positioned for West Drayton town centre and the surrounding area, with a good selection of shops, cafés and everyday amenities close at hand.

West Drayton station is easily accessible and provides Elizabeth Line services across London, including direct connections to Paddington, Bond Street, Liverpool Street and Canary Wharf. Heathrow Airport, Stockley Business Park and Brunel University are also within easy reach, while the M4 and M25 provide excellent road connections throughout London and the wider motorway network.

Accommodation

The entrance hall provides access to the principal rooms and incorporates useful built in storage. The main living space is open plan, combining a fitted kitchen with a generous reception and dining area, with double doors opening onto the balcony.

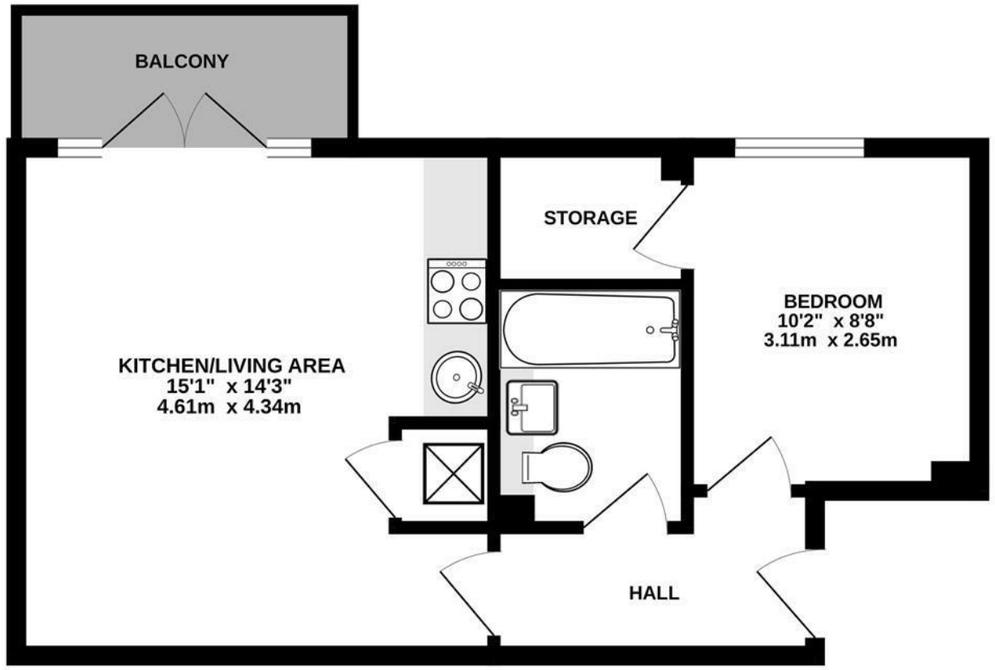
There is a well proportioned double bedroom and a modern bathroom comprising a bath with shower over, wash basin and WC.

The property further benefits from allocated parking, landscaped communal grounds, a 24 hour concierge and use of the private residents' gym.

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

Lease term: 980 years remaining
Service charge: £2,526 per annum
Ground rent: £200 per annum

3RD FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 407 sq.ft. (37.8 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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