



## 30 Park Lodge Avenue, West Drayton, UB7 9FY

- Two bedrooms
- Resident parking
- Concierge service
- Long lease
- Private balcony
- Walk in wardrobe
- No upper chain
- No ground rent payable

**Offers In Excess Of £275,000**



**Description**

This well-maintained apartment offers a practical layout with an open-plan kitchen and living area leading to a private balcony. Both bedrooms are doubles, and the bathroom is finished to a modern standard. The property is ready to move into and would suit first-time buyers or investors.

**Accommodation**

Entrance hallway with storage, open plan living and kitchen area with integrated appliances, two bedrooms and a modern bathroom.

**Outside**

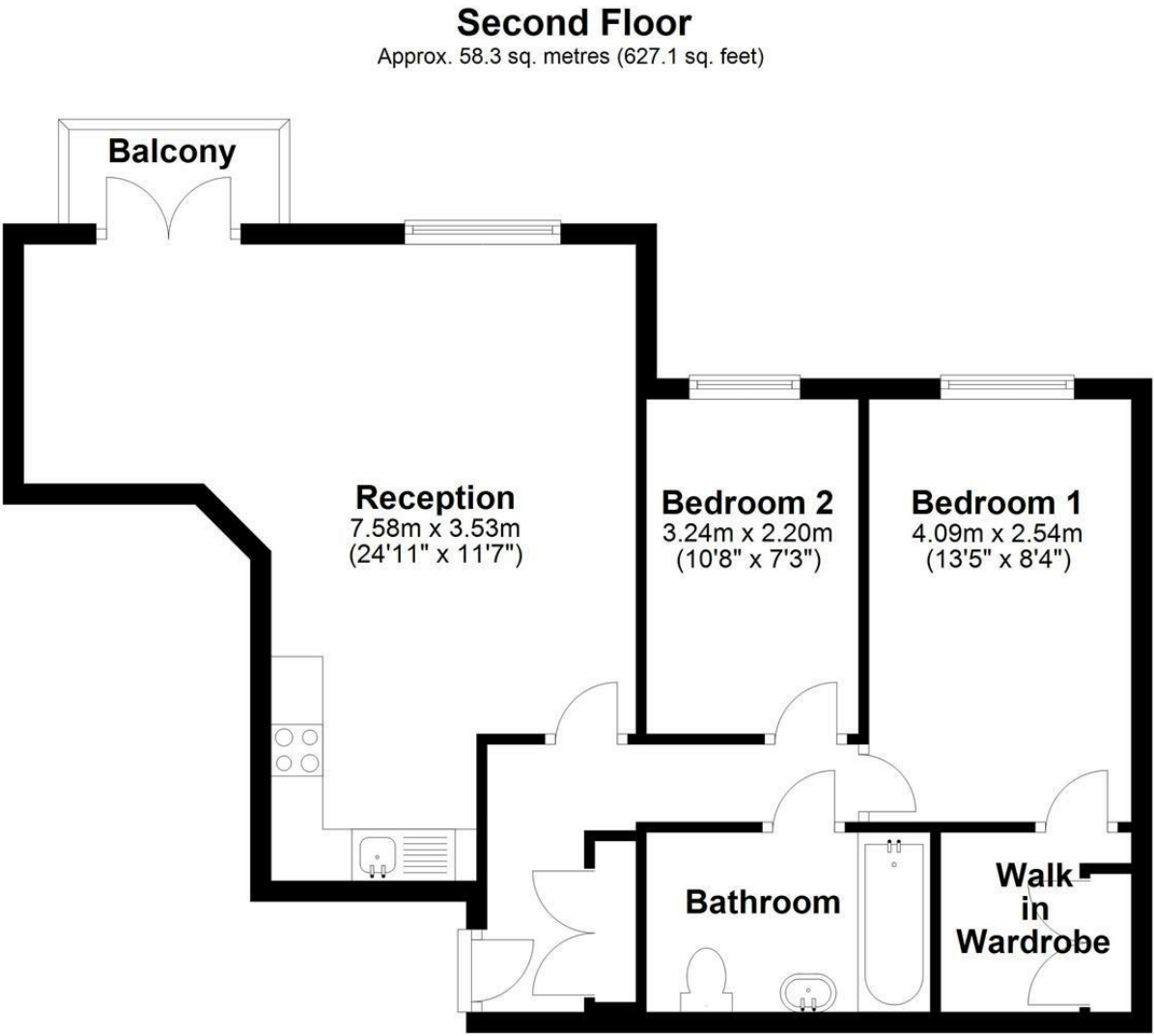
Private balcony with space for seating, landscaped communal grounds and resident parking available by permit. The building includes a concierge and secure entry system.

**Situation**

Located within Park west, a sought after development in West Drayton, the property is around fifteen minutes’ walk from the Elizabeth Line station providing direct connections into central London. Local amenities, major road links and Heathrow Airport are all easily accessible.

**Terms and notification of sale**

Tenure: Leasehold  
Lease: 110 years remaining  
Local Authority: London Borough of Hillingdon  
Council Tax Band: D  
Current EPC Rating: C  
Ground rent: NIL  
Service charge : £2,700 per annum



Total area: approx. 58.3 sq. metres (627.1 sq. feet)

**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