



## Burlington House, 2 Park Lodge Avenue, West

- Chain free
- En suite
- Concierge & gym facilities on site
- Communal gardens
- Two bedroom
- Parking
- 981 years lease remaining
- Great transport links

**Asking Price £305,000**



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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**

Attractive for investors and those looking to purchase their first home, this two bedroom apartment is complimented by 24 hour concierge service and exclusive access to on site gym facilities.

**Accommodation**

Providing accommodation which briefly comprises of entrance hallway providing access to large open plan reception room, two double bedrooms, one being complimented by en suite, a family bathroom and seperate storage room.

**Outside**

The property benefits from a private balcony and a undercroft permit parking. Occupants also have access to the well maintained communal ground, 24 concerning service and exclusive access to gym facilities.

**Location**

West Drayton's position on the western edge of the Capital means that it is superbly placed to access Central London with ease. With frequent services to London Paddington in less than 25 minutes from the West Drayton Mainline Train Station with the Elizabeth Line upgrade, which brings West Drayton to within a 40 minute train journey to Canary Wharf and will give regular access to the center of London. The property also has convenient vehicular access to the M25 and M4 motorways. The property is within walking distance to local shops, great schools, local bus routes and a short bus ride to West Drayton Town Centre. West Drayton is 10 minutes from Heathrow airport.

**Terms and notification of sale**

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: D

EPC rating: C

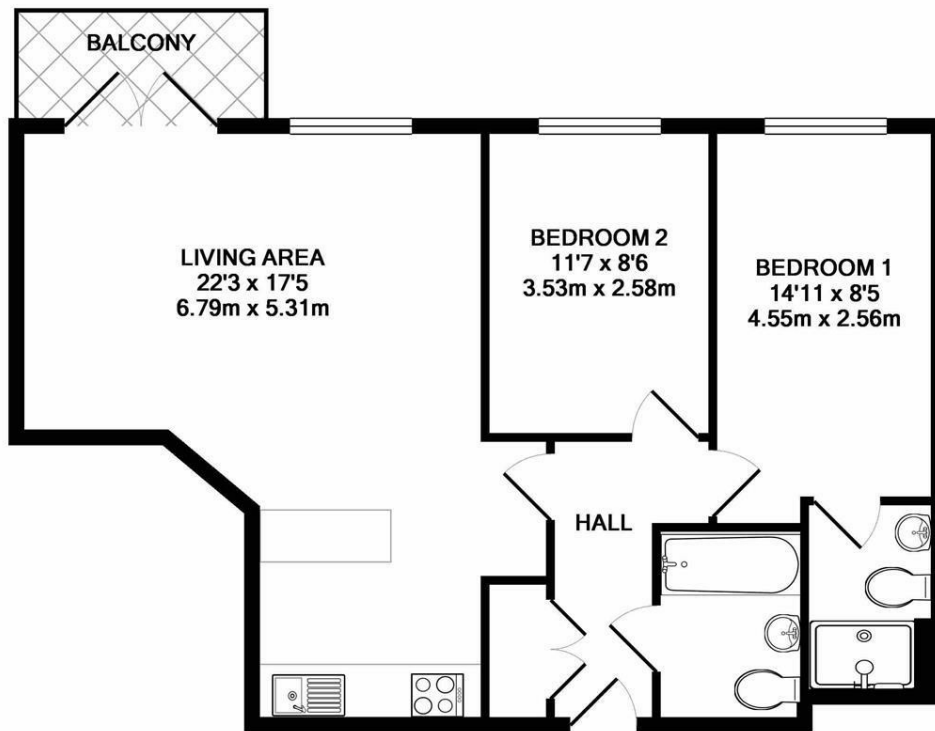
Lease term: 981 years remaining

Service charge: £3,240 per annum approx

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



TOTAL APPROX. FLOOR AREA 667 SQ.FT. (61.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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