















33 Park Lodge Avenue, West Drayton, UB7 9FL

- Three bedroom penthouse apartment on fifth floor
- Impressive 30 ft open plan living area
- Three generous bedrooms with principal en suite
- Approximately 1,306 sq. ft. of spacious accommodation throughout
- Private balcony terrace accessed from reception room
- Residents' parking and convenient Elizabeth Line access

Guide Price £300,000

Description
Occupying a fifth floor position within the popular Park West development, this impressive three bedroom penthouse apartment offers approximately 1,306 sq. ft. of generously proportioned accommodation, complemented by a private terrace and residents' parking. The property is conveniently situated within easy reach of West Drayton High Street and the Elizabeth Line station.

The Accommodation

The apartment is arranged around an exceptionally spacious open plan kitchen, living and dining area, measuring an impressive 30'8" x 28'7" at its widest points. This substantial room provides considerable flexibility for arranging both living and dining furniture, with a fitted kitchen positioned to one side and ample space for more formal dining and relaxation. Double doors open onto the private terrace, whilst additional windows and rooflights provide natural light throughout the living accommodation.

The principal bedroom is particularly generous, measuring 16'1" x 15'1", and benefits from fitted storage and a private en suite shower room. The second bedroom is another excellent double, measuring 16'1" x 12'3", whilst the third bedroom provides comfortable accommodation for guests, family members or those requiring a dedicated home office.

A family bathroom serves the remaining bedrooms, with additional storage cupboards positioned throughout the apartment.

Outside

The property benefits from a private terrace accessed directly from the main living area, providing a pleasant outdoor space for seating and relaxation. Residents also have access to communal grounds and parking facilities within the development.

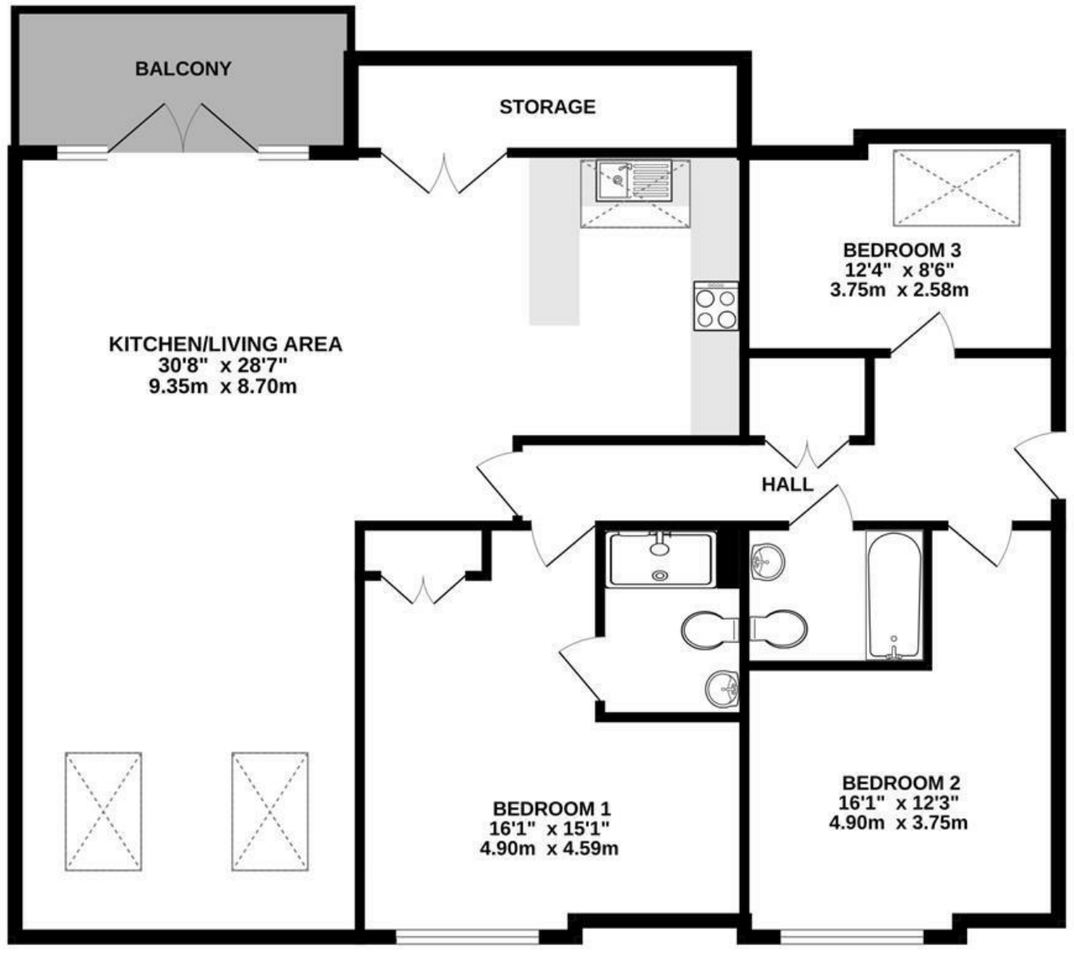
The Location

Park West is a well established residential development conveniently positioned for West Drayton High Street, which offers a selection of shops, supermarkets, cafés and everyday amenities. West Drayton station is within easy reach, providing Elizabeth Line services to Paddington, Bond Street, Liverpool Street and Canary Wharf, as well as connections towards Heathrow Airport. The M4 and M25 motorways are also readily accessible, making the location particularly convenient for those travelling by road.

Additional information
Tenure: Leasehold
Local authority: London Borough Of Hillingdon
Council Tax Band: E
Current EPC Rating: D

Lease remaining: 980 years remaining
Service Charge: £6,666 per annum
Ground Rent : £374 per annum

5TH FLOOR
1306 sq.ft. (121.3 sq.m.) approx.



TOTAL FLOOR AREA : 1306 sq.ft. (121.3 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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