



## 33 Park Lodge Avenue, West Drayton, UB7 9FL

- Penthouse apartment
- Three bedrooms
- No upper chain
- Private balcony
- Parking
- Residents Gym
- Concierge service
- Communal gardens

**Asking Price £335,000**

#### Description

Positioned on the top floor of this sought-after development, this well-proportioned three double bedroom apartment offers spacious, modern living. The property benefits from two bathrooms and a bright open-plan living area with a contemporary fitted kitchen. Residents enjoy access to secure parking, a 24-hour concierge service, and a private gymnasium.

Ideally located within easy reach of West Drayton High Street and the mainline train station, the apartment offers excellent transport links into London

#### Accommodation

Providing accommodation that briefly comprises, entrance hall with built in storage, spacious open plan reception room that opens onto the private balcony, the stylish kitchen is fitted with a good range of storage units and drawers and integrated appliances, the work surfaces have an inset sink unit and an inset electric hob, with electric oven below and extractor above, there are three double bedrooms both with the principal bedroom benefiting from an en-suite bathroom. There is also an additional bathroom.

#### Outside

The apartment has a private balcony, and also has access to the attractive communal gardens, in addition there is the benefit of a 24hr concierge service, gymnasium and residents parking.

#### 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: E

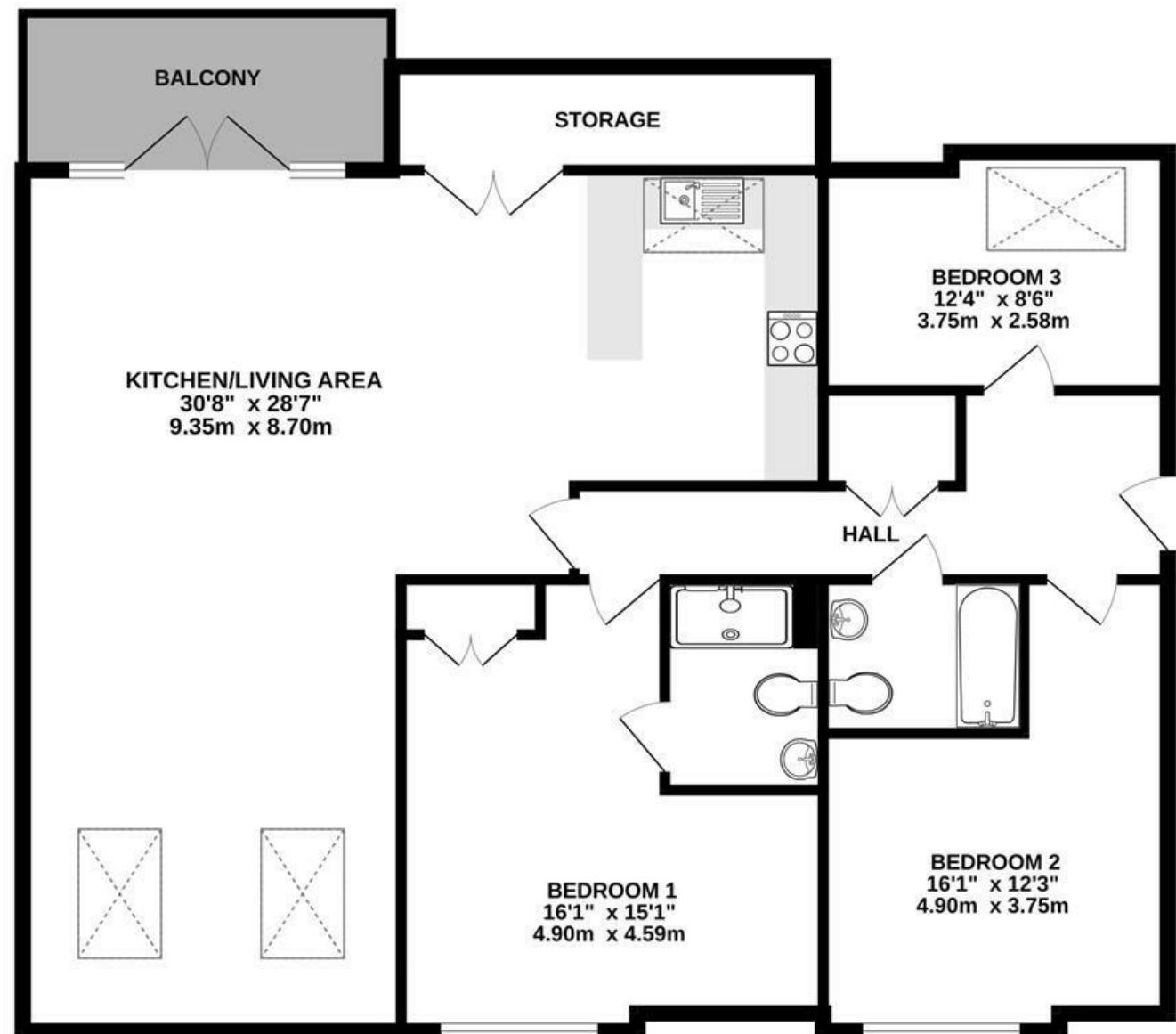
Current EPC Rating: D

Lease term: 981 years remaining

Service charge: £6,735.00 per annum

Ground rent: £375.00 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 dimensions 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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#### 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