Park Lodge Avenue, West Drayton, UB7 9FH

- Private balcony overlooking landscaped communal gardens
- Vacant possession, ready for immediate occupation
- Excellent Elizabeth Line and transport connections
- Undercroft residents parking
- Over 450 sq. ft. of accommodation
- Residents' gym and 24 hour concierge service
- Ideal first time purchase or investment opportunity

Guide Price £213,000

1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.

Description

Situated within the sought after Park West development in West Drayton, this beautifully appointed Manhattan style apartment offers over 450 sq. ft. of thoughtfully designed living space, complemented by a private terrace enjoying an outlook across the landscaped communal gardens.

Offered to the market with vacant possession, the apartment presents an ideal opportunity for first time buyers, investors or those seeking a well connected London base.

The accommodation has been carefully planned to maximise both space and natural light. A welcoming entrance hall provides useful storage and leads through to a generous open plan living and dining area, creating an excellent space for both relaxing and entertaining. Doors open directly onto the private terrace, providing a direct aspect of the communal roof gardens.

The contemporary kitchen is fitted with a range of modern units and integrated appliances, while the cleverly designed Manhattan style sleeping area provides separation from the main living accommodation, creating a distinct bedroom space without compromising the apartment's open feel. A stylish family bathroom completes the internal accommodation.

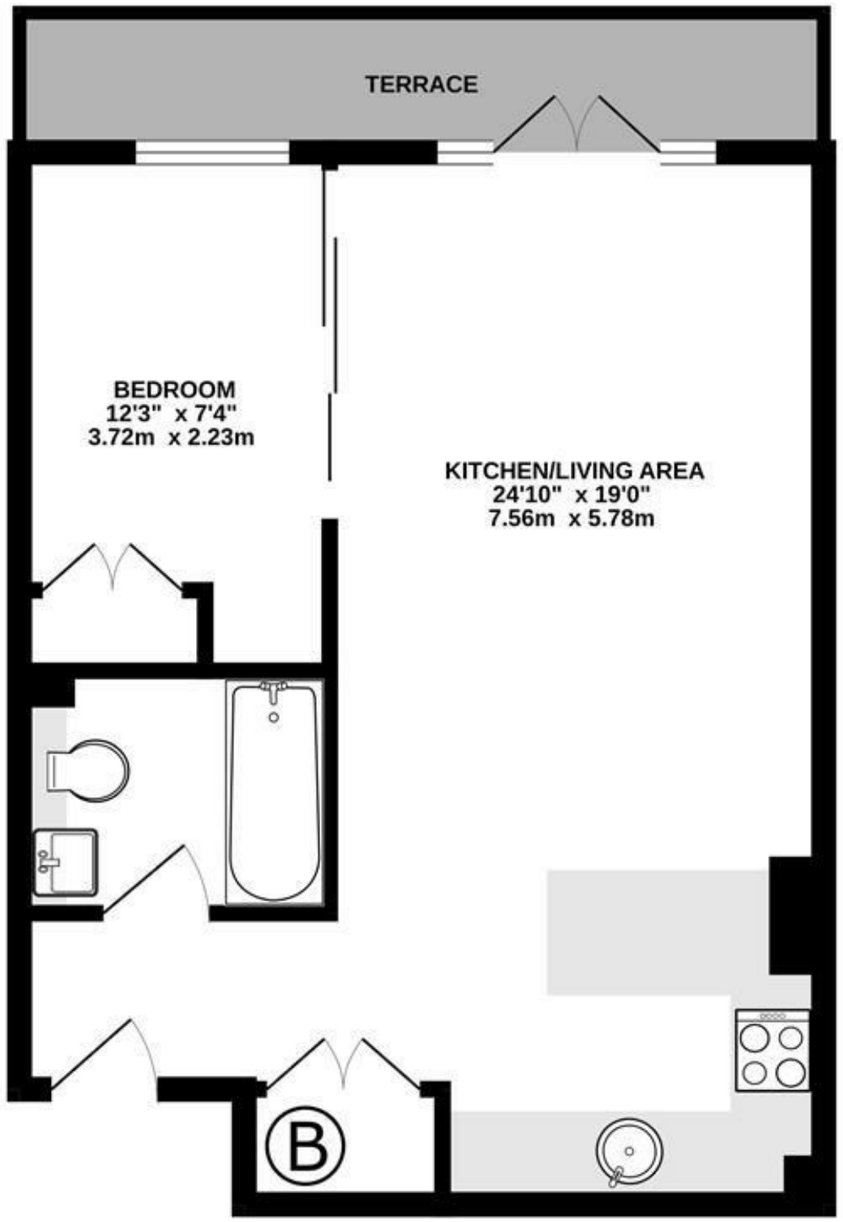
Residents of Park West benefit from an excellent range of amenities including a 24 hour concierge service, a private residents' gym, undercroft parking, well maintained communal gardens and secure communal areas.

Ideally positioned for commuters, the property enjoys convenient access to West Drayton Station (Elizabeth Line), providing fast connections into Central London, Canary Wharf and Heathrow Airport, while the nearby M4, M25 and A40 offer excellent road links.

Additional information

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

Lease term: 984 years remaining
Service charge: £2,934 per annum
Ground rent: £100 per annum



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

TOTAL FLOOR AREA : 451 sq.ft. (41.9 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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