

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

- Manhattan style double bedroom
- Private balcony
- Communal gardens
- 24 Hour concierge
- Open plan living space
- Good condition
- Residents parking
- Chain free

**Asking Price £210,000**



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.

**Description**

This chain-free apartment comes with a long lease, offering you peace of mind and security for the future. With 423 sq ft of living space, this apartment is perfect for individuals or couples looking for a stylish and low-maintenance home.

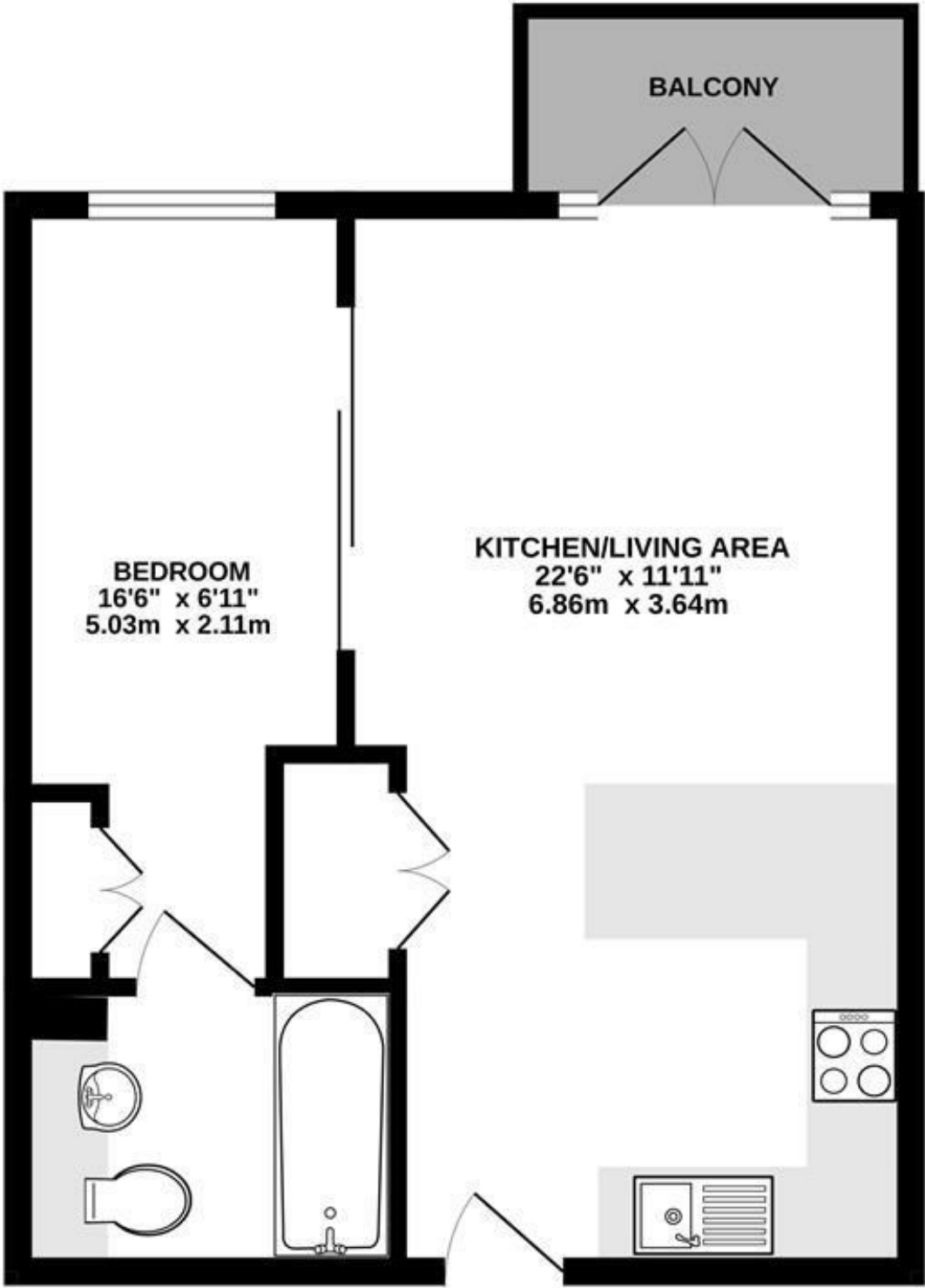
**Location**

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 will bring 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.

**Terms and notification of sale**

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

Lease term: 981 years remaining  
Service charge: £1,931 per annum approx  
Ground rent: £200 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 : 423 sq.ft. (39.3 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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