

## 34 Park Lodge Avenue, West Drayton, UB7 9DG

- Two double bedroom apartment
- Immaculate condition
- Residents parking
- Well proportioned accommodation
- Concierge and residents Gym
- No chain
- 981 years remaining on the lease
- En-suite to primary bedroom
- Private balcony
- Walking distance to the Elizabeth Line

**Asking Price £315,000**



Description

Located in the sought-after Park West development, this two-bedroom apartment boasts spacious, well-balanced interiors paired with sleek, contemporary design. Its further benefits include a 24 hours concierge, free residents gym and parking. Great location with easy access to the West Drayton Station.

Accommodation

The accommodation briefly comprises an entrance hall leading to a spacious open-plan living area and a modern fitted kitchen with integrated appliances. There are two generously sized double bedrooms, both featuring built-in wardrobes, with the primary bedroom benefiting from an en-suite shower room. A separate family bathroom completes the layout

Outside

The property enjoys the Right to Park, a private balcony, access to beautiful communal grounds, a 24-hour concierge service, and exclusive use of residents-only gym facilities.

Situation

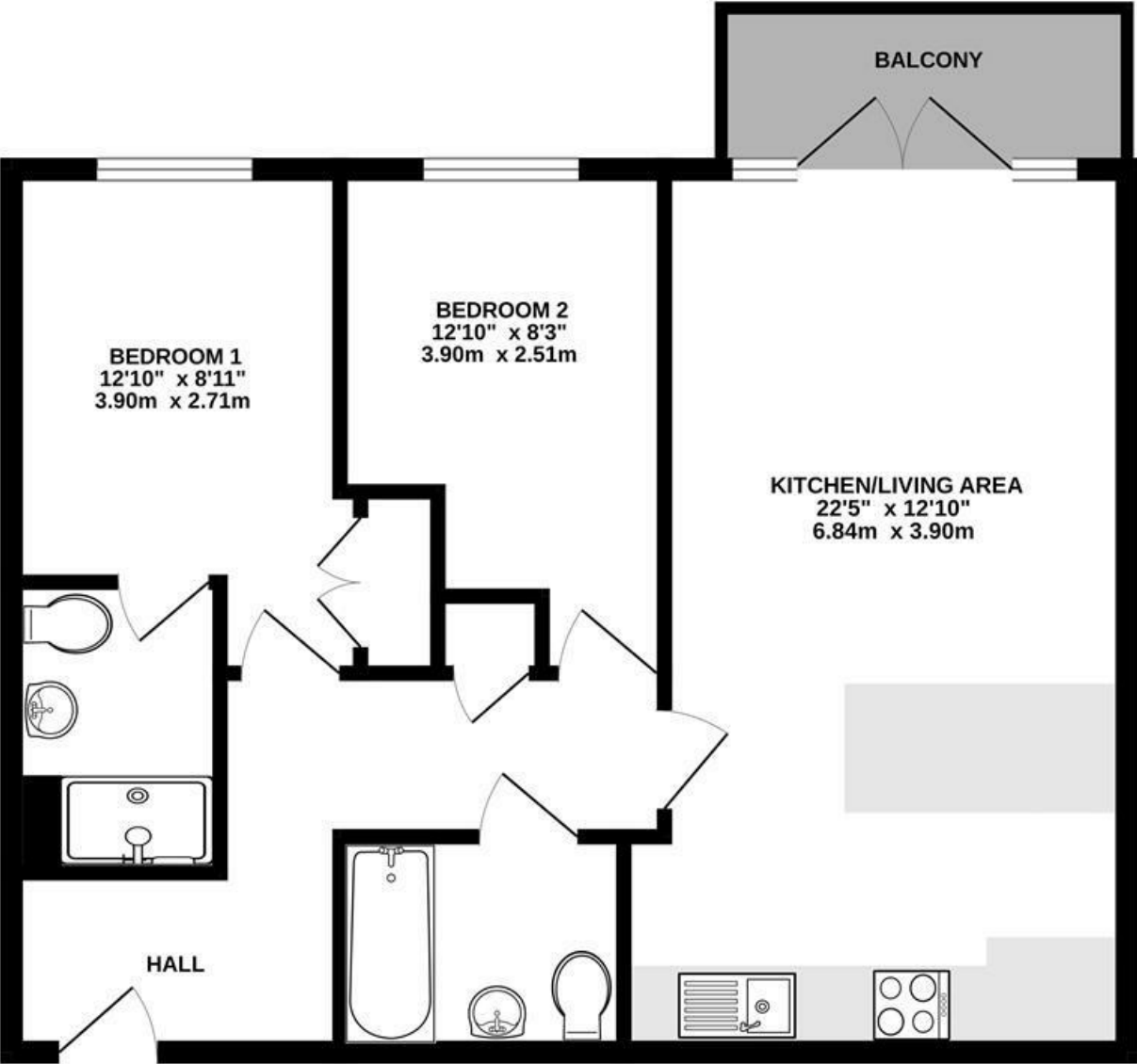
West Drayton offers excellent transport links. The area benefits from quick access to central London, with journeys to Bond Street from West Drayton taking just 30 minutes. Additionally, Heathrow Airport is just a short drive away, making international travel easily accessible. With good local bus services 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: D  
EPC rating: C

Lease term: 981 years remaining  
Service charge: £2995 per annum  
Ground rent: £300 per annum

GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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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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