2 Park Lodge Avenue, West Drayton, UB7 9FE

- Two double bedrooms
- Superb open plan living space
- Stylish, modern interiors
- Under croft parking
- Top floor apartment
- No upper chain
- En-suite shower room
- Concierge and residents gym

Offers In Excess Of £330,000

Description
Positioned within Parkwest, this spacious two bedroom apartment offers a well arranged layout and a modern finish. The open plan living space includes a fitted kitchen with integrated appliances and provides a comfortable setting for day to day living.

Accommodation
The accommodation briefly comprises an entrance hall leading to a large open plan living area and modern fitted kitchen with integrated appliances. There are two double bedrooms; the main bedroom includes a walk-in wardrobe, while the second benefits from an en suite shower room. A separate family bathroom completes the layout.

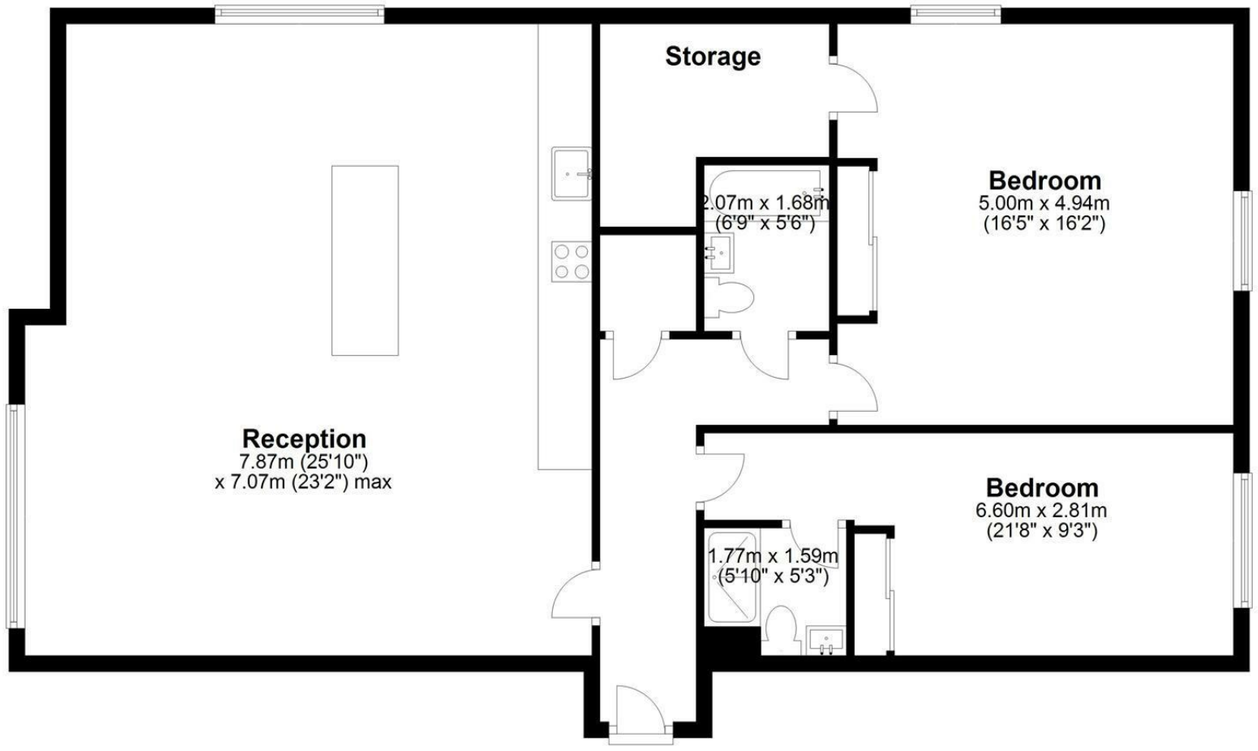
Ouitside
Residents benefit from permitted parking, landscaped communal gardens, a 24 hour concierge service, on-site gym and secure bicycle storage.

Situation
Parkwest is a well maintained and quiet development within walking distance of West Drayton station, providing direct access to central London via the Elizabeth Line. Heathrow Airport and major routes including the M4 and M25 are close by, and the area is served by local shops, small supermarkets and green spaces, making it a convenient location for first time buyers and commuters alike.

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: £4400 per annum approx
Ground rent: £300 per annum

Fourth Floor
Approx. 118.2 sq. metres (1272.4 sq. feet)



Total area: approx. 118.2 sq. metres (1272.4 sq. feet)

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