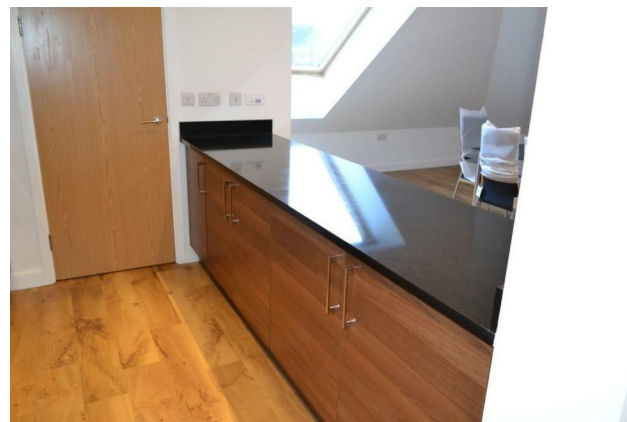


# Cameron

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## Park Lodge Avenue, West Drayton, UB7 9FR

- Three Double Bedrooms
- Parkwest Development
- Two Bathrooms
- Double glazed
- 24 Hour Concierge
- Penthouse Apartment
- Undercroft Parking
- Residents Gym
- Ample storage
- Parking

**Offers In The Region Of £450,000**

Cameron Estate Agents  
Cameron House 21-23 High Street,  
Yiewsely, West Drayton, UB7 7QG  
E: westdrayton@cameron.co  
T: 01895 444424  
www.cameron.co





**Description**

A exceptionally large three double bedroom penthouse apartment offering superb space with an en-suite shower room to the master bedroom, situated within this premier development with beautifully landscaped gardens. Benefits also include wood laminate flooring, double glazed windows, fully fitted kitchen with integrated appliances, 24 hour concierge, resident only gym and lift access to all floors.

**Accommodation**

Accommodation comprises: entrance hall, kitchen open plan to living/ dining room, storage room, balcony, three double bedrooms with an en-suite shower room to the master bedroom and family bathroom

**Outside**

There is access to the 24 hour concierge, gym, under croft parking and beautifully maintained communal gardens.

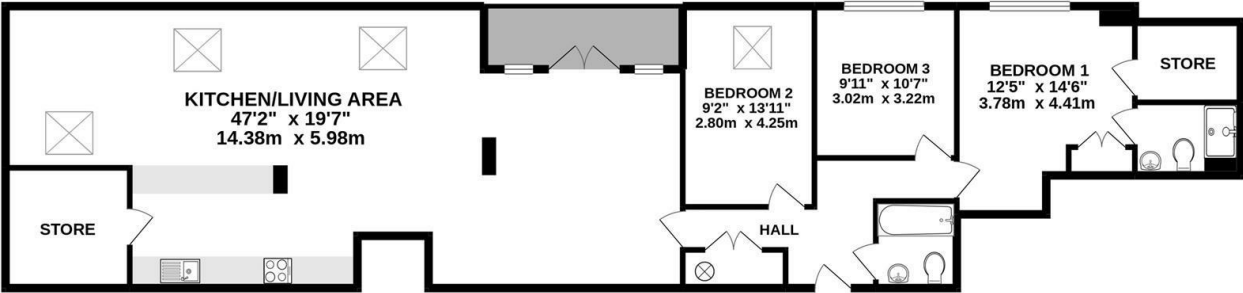
**Situation**

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 Station. The property is situated in one of the most popular locations and offers the convenience of an excellent local bus service which is accessed on the main road. The station is within walking distance which is due to benefit from Crossrail and offers excellent access to London's Paddington. Other benefits include good access to West Drayton High street, Yiewsley and Uxbridge with their wide range of shopping facilities and amenities. There is also excellent access to Stockley Business Park, local bus routes, London International Heathrow Airport, M4, M40 and M25 motorways.

**Terms Of Notification Of Sale:**

Tenure: Leasehold  
Local authority: London Borough Of Hillingdon  
Council Tax Band: C  
Current EPC Rating: D  
Lease: 997 years  
Service Charge: £1,937.88  
Ground Rent : £375.00 PA

GROUND FLOOR  
1452 sq.ft. (134.9 sq.m.) approx.



TOTAL FLOOR AREA : 1452 sq.ft. (134.9 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