



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

- Available to purchase on a 45% shared ownership basis
- Impressive 25ft open plan kitchen, living and dining area
- Private balcony, allocated parking and concierge service
- Spacious 673 sq. ft. first floor apartment throughout
- Two generous double bedrooms with excellent proportions
- Excellent access to Elizabeth Line and Heathrow Airport

**Guide Price £137,250**

### Description

An outstanding opportunity to purchase a 45% shared ownership interest in this exceptionally spacious two double bedroom apartment, offering approximately 673 sq. ft. of contemporary accommodation within the highly regarded Park West development.

The centrepiece of the apartment is a 25ft open plan kitchen, living and dining room, providing an excellent space for both entertaining and everyday living. Double doors open directly onto a private balcony, creating a seamless connection between the indoor and outdoor space.

Both bedrooms are generous doubles, measuring over 15ft in length, making the property particularly appealing for professionals, first time buyers, downsizers or those requiring a home office. A modern family bathroom, welcoming entrance hall and useful storage cupboard complete the accommodation.

Residents benefit from access to beautifully maintained communal gardens, an allocated parking bay and a 24-hour concierge service. West Drayton Elizabeth Line Station is within easy reach, providing fast connections to Central London, Canary Wharf and Heathrow Airport, while the M4, M25 and A40 are all readily accessible.

### Additional information

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: D

EPC rating: C

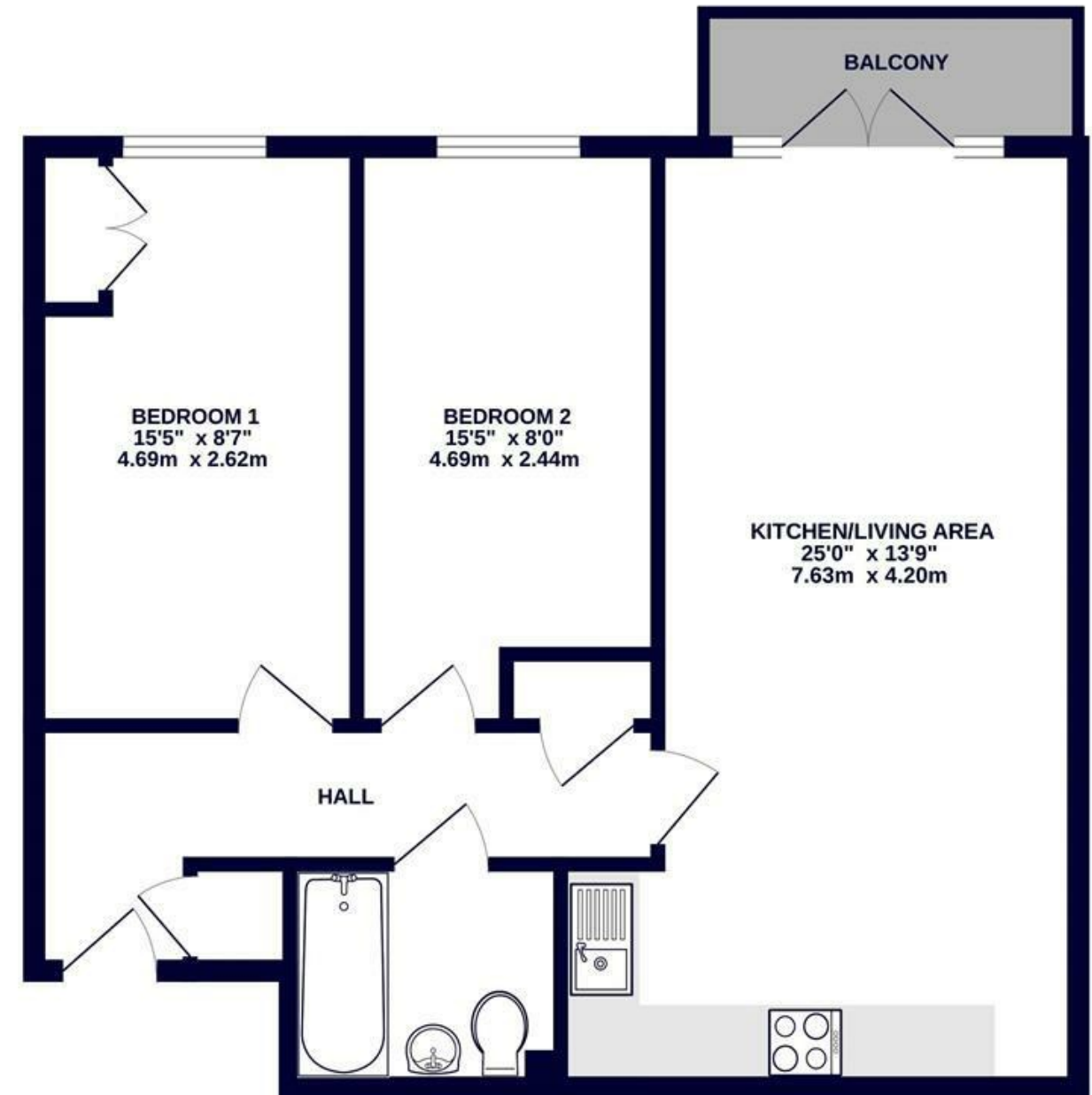
Lease term: 979 years remaining

Service charge: £3,060 per annum

Rent: £517 per month

Ground rent: £0

1ST FLOOR  
673 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.6 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.  
Made with Metropix ©2026

### 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