

## Lexington House, 35 Park Lodge Avenue, West Drayton,

- Two bedroom apartment
- Access to residents Gym
- 24 hour concierge service
- Transportation links
- Park West
- Undercroft parking
- Communal gardens
- Close to local amenities

**Offers In Excess Of £310,000**



**Description**

Positioned in Park West, this two bedroom apartment offers buyers well apportioned accommodation combined with contemporary design.

**Accommodation**

Providing accommodation which briefly comprises of entrance hall providing access to both double bedrooms, one complimented by an en suite and fitted wardrobes, a seperate family bathroom, large 23 x 10 open plan living area with fitted kitchen, comprising of integrated appliances and storage cupboards.

**Outside**

This property benefits from Right to Park, it's own private balcony, access to the communal grounds, 24 hour concierge service and exclusive access to the residents gym facilities.

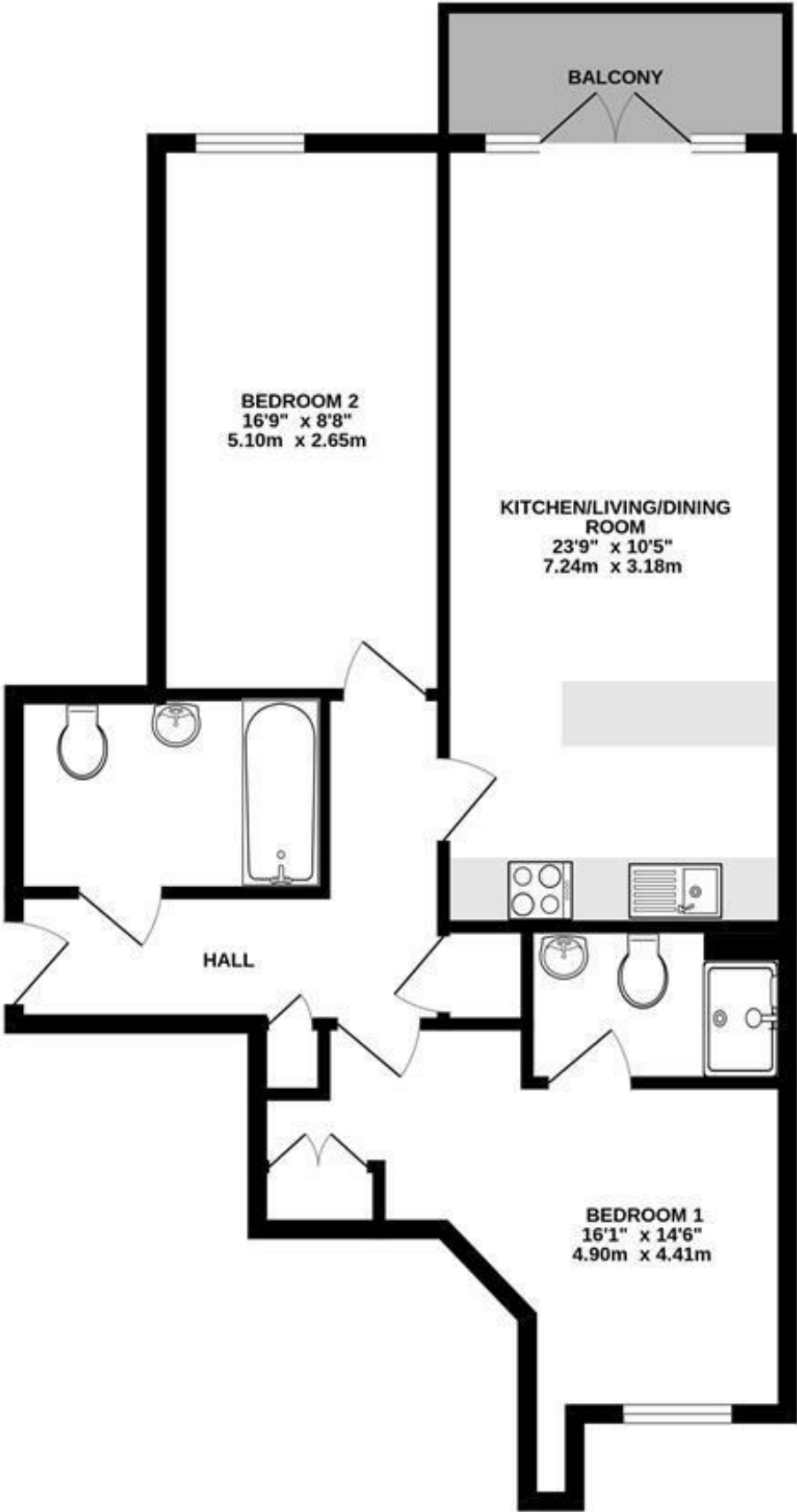
**Situation**

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 West Drayton's 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 the Elizabeth line 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 and notification of sale**

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

Lease term: 985 years remaining  
Service charge: £1,682 per 6 months  
Ground rent: £300 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 : 704 sq.ft. (65.4 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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