



## 31 Park Lodge Avenue, West Drayton, UB7 9FH

- 2 Bedroom apartment
- Well proportioned accommodation
- Concierge service
- First floor
- Excellent first time buy or investment option
- No upper chain
- Undercroft parking
- Residents gym
- 983 year lease
- Lift service to all floors

**Asking Price £285,000**

#### Description

Superb two-bedroom apartment in a sought-after modern development. No onward chain. Features include two double bedrooms, open-plan kitchen/living space, modern bathroom, 24-hour concierge, and residents' gym.

#### Accommodation

The accommodation consists of two double bedrooms, one with a versatile sliding door allowing flexible floorplan arrangements. An open-plan living space design creates a spacious and modern living environment. The fitted kitchen boasts integrated appliances and ample storage space. There is access to a private balcony via double doors from the living area. There is a modern bathroom suite.

#### Outside

Benefiting from a 24-hour concierge service ensuring security and convenience. Exclusive access to on-site gym facilities. Undercroft parking is available, providing convenience for residents and guests.

#### Situation

Ideally positioned in this popular development, close to West Drayton's 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

Current EPC Rating: C

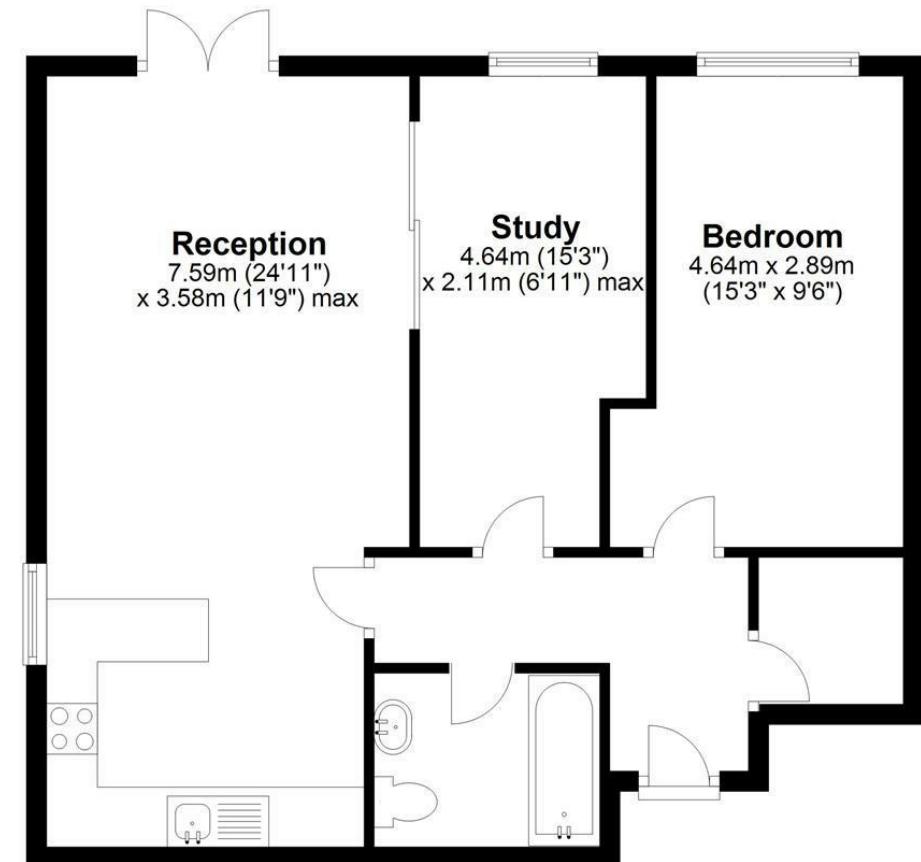
Lease: 983 Years remaining

Service Charge: £3650 per annum

Ground rent: £250 per annum

#### First Floor

Approx. 59.9 sq. metres (644.4 sq. feet)



Total area: approx. 59.9 sq. metres (644.4 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.