

31 Park Lodge Avenue

West Drayton • • UB7 9FH

Guide Price: £475,000



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est 1986

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A stunning duplex apartment that epitomizes modern living offering sleek and stylish interiors throughout setting the benchmark for the contemporary lifestyle, the accommodation is arranged over the fifth and sixth floor.

Top floor penthouse

Three bedroom duplex apartment

Immaculate condition throughout

1587 Sq. Ft.

Modern family bathroom & shower room

Contemporary fitted kitchen

Ample storage space

Recently renovated to a high specification

Private balcony

One undercroft parking space

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

This generously sized apartment has been fully redecorated throughout and briefly consists of entrance hallway, open plan 29ft x 21ft living area with a fitted kitchen equipped with Miele appliances and a breakfast bar, equally spacious second bedroom with fitted wardrobes, there is also the fully tiled three piece family bathroom. Upstairs are the remaining bedrooms, dual aspect master bedroom with ample storage and cupboard space. In addition there is a modern fully tiled shower room as well as a large storage cupboard on the landing.

Outside

The apartment has a private balcony which overlooks the communal garden and is accessible from the living room. There is a secure parking space for one car which is undercroft. The property also has access to a roof garden, concierge and gym.

Location

Hurley House is situated within the highly sought after Parkwest development which is just a short distance from West Drayton High Street with its range of independent shops, various restaurants and local schools. West Drayton train station (Elizabeth Line) can also be found close by as can Stockley Business Park, Brunel University and Heathrow Airport whilst for the motorist the M4 is just a short drive away.



Schools:

West Drayton Academy 0.2 miles
Cherry Lane Primary School 0.7 miles
St Catherine Catholic Primary School 0.7 miles



Train:

West Drayton 0.4 miles
Hayes & Harlington 1.8 miles
Iver 1.9 miles



Car:

M4, A40, M25, M40



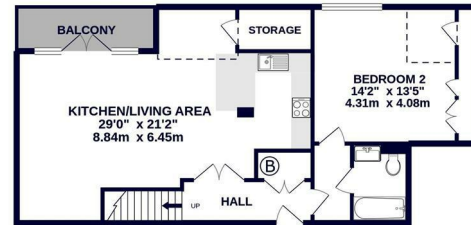
Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



5TH FLOOR
848 sq.ft. (78.8 sq.m.) approx.



6TH FLOOR
739 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA: 1587 sq.ft. (147.5 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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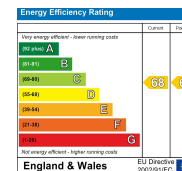


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