

# Park Lodge Avenue

West Drayton • • UB7 9FD  
Offers In Excess Of: £240,000



coopers  
est 1986

# Park Lodge Avenue

West Drayton • • UB7 9FD

A one bedroom second floor apartment situated on the highly prized ParkWest development and offered to the market with no further chain. The property offers light and airy accommodation that stretches to 534 sqft and briefly consists of entrance hallway, a 27ft open plan kitchen with fitted appliances into the dining/living area. You also have an 11ft bedroom with fitted wardrobes, three piece bathroom suite and ample storage space making it ideal for first time buyers.

One bedroom

Great condition throughout

Two undercroft parking spaces

Second floor

Access to on site concierge & gym facilities

Popular development

534 sqft.

Balcony

No further chain

16ft living room

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

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### Outside

The property has its own private balcony accessible from the living room. The property benefits from two parking spaces, which are both undercroft and in a securely gated car park.

### Location

Park West is the only condominium in West Drayton that offers facilities such as a concierge, gym and well tended communal gardens. West Drayton train station (Crossrail) 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 Primary School 0.2 miles  
Cherry Lane Primary School 0.6 miles  
St Catherine Catholic Primary School 0.7 miles



### Train:

West Drayton Station 0.5 miles  
Hayes & Harlington Station 1.8 miles  
Iver Station 2.0 miles



### Car:

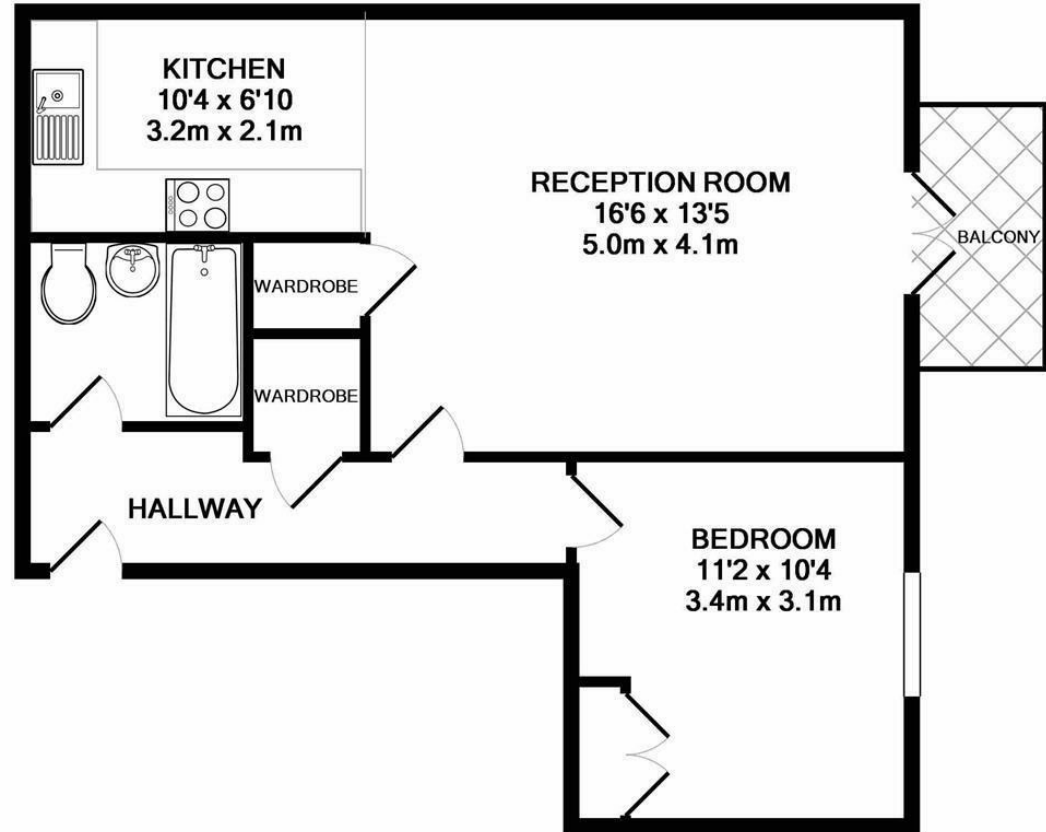
M4, A40, M25, M40



### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



TOTAL APPROX. FLOOR AREA 534 SQ.FT. (49.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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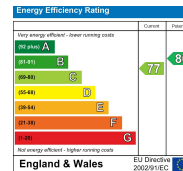


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