

# Park Lodge Avenue

West Drayton • • UB7 9FL  
Offers In Excess Of: £210,000



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West Drayton • • UB7 9FL

Situated on the first floor, this property provides a peaceful retreat from the hustle and bustle of everyday life. This property briefly consists of a fitted kitchen, breakfast bar, living area, Manhattan style sliding door into the double bedroom and the en suite bathroom. The permit parking ensures that you will always have a secure place to park your vehicle, adding to the ease of living in this lovely home. One of the standout features of this development is the well-manicured communal gardens, providing a picturesque setting for relaxing outdoors or enjoying a leisurely stroll. Whether you are looking for a cozy home or a smart investment opportunity, this property on Park Lodge Avenue offers a wonderful living space in a highly sought-after location.

One bedroom apartment

First floor

Sought after development

Ideal for first time buyers/investors

Balcony

Parking

Well manicured communal gardens

Gym and 24 hour concierge

Good condition

Fitted kitchen

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 benefits from a 24 hour concierge, access to on site gym and the apartment also has the added advantage of its own private balcony overlooking the well manicured communal gardens, as well as a parking space.

### Location

Jefferson House is situated on the ever sought after Parkwest development, found just a short walk from West Drayton High Street with its variety of independent shops, restaurants and local schools. Local bus routes are also within easy reach whilst West Drayton train station (Elizabeth Line) can be found close by, as can Stockley Business Park, Heathrow Airport and for the motorist the M4 is just a short drive.



### Schools:

West Drayton Academy 0.2 miles  
 Cherry Lane Primary School 0.6 miles  
 Laurel Lane Primary School 0.7 miles



### Train:

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



### Car:

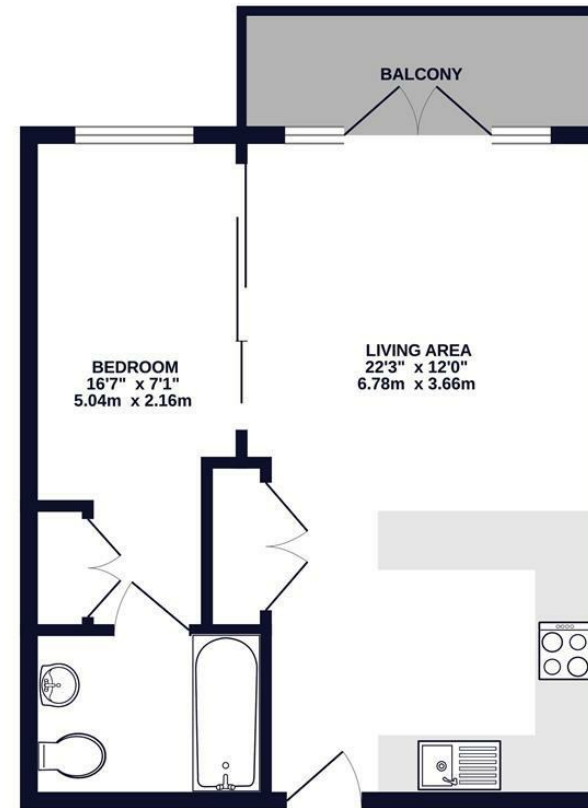
M4, A40, M25, M40



### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



TOTAL FLOOR AREA: 425 sq.ft. (39.5 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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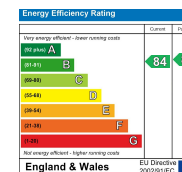
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