

30 Park Lodge Avenue

West Drayton • • UB7 9FY
Offers In Excess Of: £285,000



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est 1986

30 Park Lodge Avenue

West Drayton • • UB7 9FY

A sleek and modern two double bedroom, second floor apartment presented to the market with the added benefit of being chain free. The apartment epitomizes the contemporary lifestyle and is well presented throughout making it the ideal first time/investment buy. The accommodation on offer consists of hallway, storage cupboard, open plan 22ft living/dining room and kitchen with integrated appliances. There are two double bedrooms, the master benefitting from a walk in wardrobe as well as the three piece family bathroom suite.

No chain

Second floor apartment

Two bedrooms

Sublime bathroom suite

693 sq.ft

Ample natural light

Walk in wardrobe

Concierge

Impressive communal grounds

Sought after development

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 development benefits from a 24 hour concierge, the only development with the advantage of this in the area. The apartment also has the added enjoyment of its own private balcony overlooking the well manicured communal gardens.

Location

Garland 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
 St Matthew's CofE Primary School 0.6 miles
 St Martin's Church of England Primary School 0.8 miles



Train:

West Drayton Station 0.5 miles
 Hayes & Harlington Station 1.8 miles
 Iver Station 1.9 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

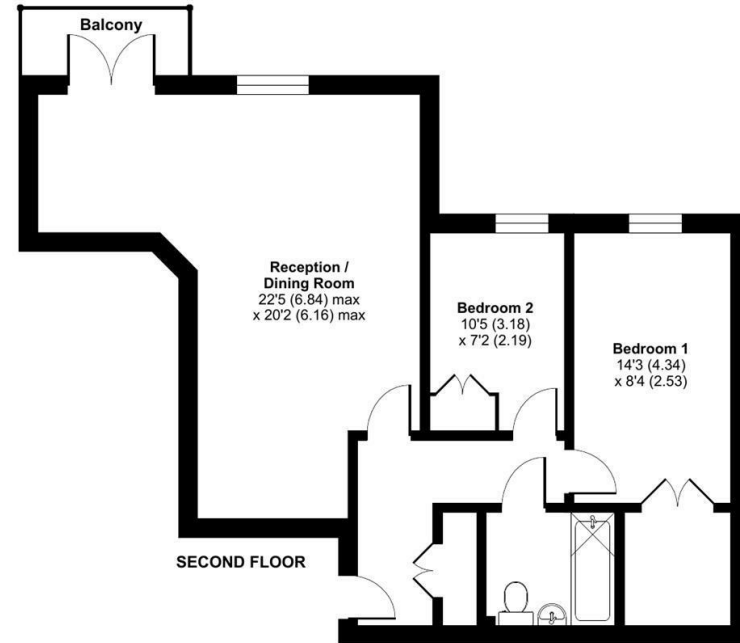
(Distances are straight line measurements from centre of postcode)



Park Lodge Avenue, West Drayton, UB7

Approximate Area = 693 sq ft / 64.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Coopers. REF: 1299690

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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A++ (92-100) | | |
| A+ (89-91) | | |
| A (86-88) | | |
| B (83-85) | | |
| C (81-82) | | |
| D (78-80) | | |
| E (75-77) | | |
| F (73-74) | | |
| G (71-72) | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.