



Flat 5, Kensington House 34 Park Lodge Avenue West Drayton Middlesex UB7 9DG

£1,375 Per Calendar Month Part furnished

- One bedroom apartment • Bathroom • Modern fitted kitchen • Use of Gym • 24 hour Concierge • Permit parking for one car included • Much favoured Park West development • Own patio • Communal gardens



SCAN TO APPLY

A ground floor Manhattan style apartment in the much favoured Park West development. The apartment has the benefit of double glazing, electric heating, well tended communal grounds, entry phone, permit parking for one car included, use of the fitness centre & 24 hour Concierge service. The accommodation comprises an entrance hall, bathroom, living/dining room with French doors to a private patio and open planned to the modern kitchen with appliances and a double bedroom accessed via sliding doors from the living area which boasts a fitted wardrobe. The Stockley Business Park, London Heathrow Airport, the motorway network are within easy motoring distance and the Elizabeth Line/Main Line Railway Station is within easy walking distance. Council tax band C. Based on the rent of £1,375 a deposit of £1,586 will be required (equivalent of five weeks rent). Available from 8th June on a 12 month tenancy.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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RWHITLEY & CO

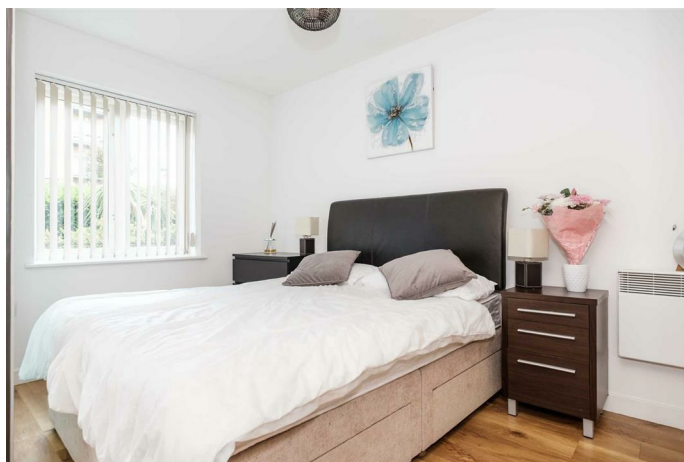
Est. 1938



TOTAL APPROX. FLOOR AREA 425 SQ.FT. (39.5 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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For clarification we wish to inform prospective tenants that we have prepared these particulars as a general guide only. No responsibility is taken for any errors, omissions or mis-statements. The property may be left furnished, part furnished or unfurnished and it should not be assumed that the furnishings, floor coverings (including fitted carpets), curtains, blinds and other window dressings, furnishing (fitted or otherwise) and the white goods as seen at the time of viewing are to be included in the tenancy. These particulars do not constitute nor constitute any part of an offer or contract and are issued upon the understanding that all negotiations are conducted through R Whitley & Co.



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