



Flat 11, Kensington House 34 Park Lodge Avenue UB7 9DG

£1,350 Per Calendar Month Unfurnished

- Manhattan Style Apartment • Exclusive Park West Development • Living Area with Balcony • Fitted kitchen with appliances • Bedroom with Fitted Wardrobe • Double glazing • Parking Permit • On-Site Gym

An opportunity to rent a UNFURNISHED One Double Bedroom First Floor 'Manhattan' style apartment situated on the favoured 'Park West' Development benefitting from a permit to park one car, security entry telephone, lift access, the use of an on site Gym, 24 hour Concierge, electric heating & double glazing. The easy flowing accommodation includes an open plan living/dining room with a comprehensively fitted kitchen with wood effect units, private balcony, bathroom with shower over bath and a bedroom accessed via sliding doors from the living space. The town centre & mainline railway station are within easy reach. London Heathrow Airport & Stockley Business Park are within short motoring distance. Council tax band C. Based on the rent of £1,350, a deposit of £1,557 will be required (equivalent of five weeks rent). Available from 10th July 2024 on a 12 month tenancy.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	87
(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 419 SQ.FT. (39.0 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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