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Kensington House
West Drayton
Middlesex
UB7 9DG

RWHITLEY
Est. 1938 & CO

Asking Price £300,000



- Ground Floor 2 Bed Apartment
- Open Plan Living/Dining Area
- Fitted Kitchen
- Bathroom
- Private Terrace
- Concierge Service
- On Site Gym
- Security Entry System
- Long Lease

DESCRIPTION

Meticulously designed by renowned developers St George and situated in the sought after 'Park Lodge Avenue'. A two bedroom apartment offering a wealth of easy lifestyle advantages such as an on site gym, concierge and the ability to 'lock up and leave'. The well planned accommodation comprises a welcoming entrance hallway, spacious 18'8 x 15'1 open plan living/dining area with fitted kitchen and double doors out onto a private terrace area, main double bedroom with fitted wardrobe, further double bedroom currently set up as a sitting area with sliding doors to the open plan living/dining area, bathroom and storage cupboard housing plumbing for a washing machine.

HEATING & HOT WATER

Electric heating. An electric immersion heater in hot water tank provides the domestic hot water.

WINDOWS

Double glazed windows.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX BAND

We understand that the current council tax band is D.

OUTSIDE

Private terrace area accessed via double doors from the open plan living/dining area. The development enjoys delightful communal gardens including a square which has been thoughtfully landscaped and is well maintained. The apartment benefits from one parking permit.

LOCATION

Park West is situated within walking distance of the town centre with mainline railway station with Elizabeth Line. Local shopping (including a Sainsbury's local), bus routes and schools are all within easy reach. London Heathrow Airport, the motorway network, Stockley Business Park and Uxbridge town centre are all within easy motoring distance.

TENURE

We understand that the property is held on a lease term of 999 years from 31st December 2006 (981 years remaining).*

GROUND RENT

We understand that the ground rent currently payable is £250 per annum. The ground rent doubles on each 20th anniversary of the lease term commencement date for the first 100 years (the first increase being 2026).*

SERVICE CHARGE

We understand the annual service charge payable is currently approximately £2,988 per annum.*

NOTE

* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

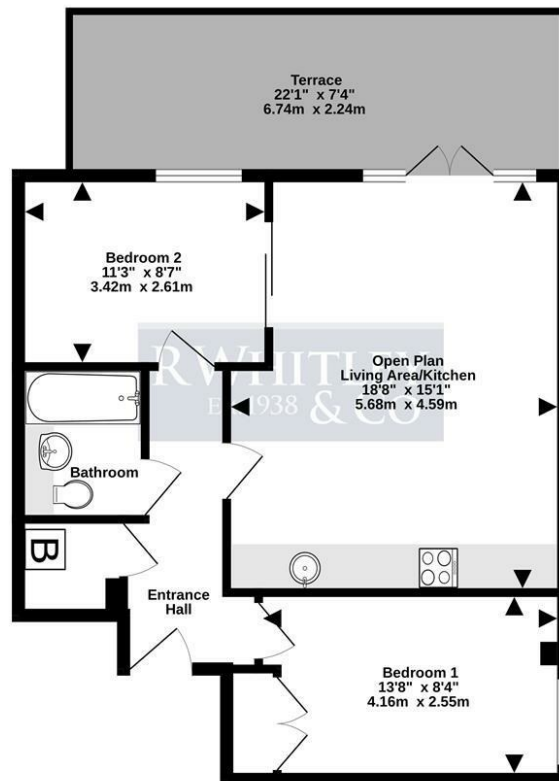
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.7 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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