# Park Lodge Avenue

West Drayton • Middlesex • UB7 9FD
PCM: £2,100 PCM

With a private entrance, this immaculately presented THREE Bedroom, TWO Bathroom split level maisonette is located in the popular Park West development close to West Drayton High Street, West Drayton Station, Stockley Business Park, Heathrow and the M4 Motorway.

Comprising of three double bedrooms, two bathrooms, (en-suite to master), spacious open plan lounge/dining room/ kitchen with access to private balcony and a ground floor W/C. Benefits include allocated parking space, entryphone system, private and direct entrance to the property and on-site concierge.

Available Furnished.

Three Double Bedrooms
_____

Underground Parking
_____

Private and Direct Entrance
_____

Fully Fitted Kitchen
_____

Spacious Lounge
_____

Two Balconies
_____

Close to Heathrow Aiport
_____

Close to West Drayton Station
_____

Close to M4/M25
_____

Nearby to local amenities

**Available Date**
9th March 2024







### Floor Plan

**GROUND FLOOR**

WC
4'11 x 3'7
1.5m x 1.1m

LOUNGE/KITCHEN
27'3 x 13'5
8.3m x 4.1m

ENTRANCE HALL

BALCONY
12'2 x 6'3
3.7m x 1.9m

**1ST FLOOR**

BATHROOM
7'3 x 6'3
2.2m x 1.9m

ENSUITE
8'6 x 6'7
2.6m x 2.0m

HALLWAY

BEDROOM
12'2 x 8'2
3.7m x 2.5m

BEDROOM
12'2 x 6'7
3.7m x 2.0m

BEDROOM
19'8 x 8'6
6.0m x 2.6m
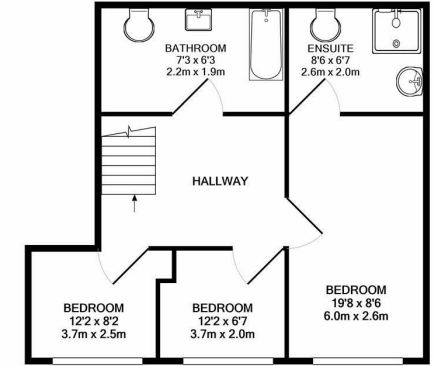
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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
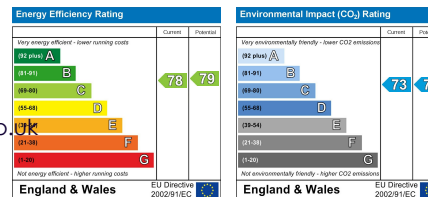Made with Metropix ©2019

**Energy Efficiency Rating**

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 78 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales — EU Directive 2002/91/EC

**Environmental Impact (CO₂) Rating**

| | Current | Potential |
|---|---|---|
| Very environmentally friendly - lower CO2 emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | 73 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO2 emissions | | |

England & Wales — EU Directive 2002/91/EC