



## 31 Park Lodge Avenue, West Drayton, UB7 9FH

- Two-bedroom, two-bathroom apartment
- Sliding door second bedroom for versatility
- Exclusive access to gym facilities
- Lift service to all floors
- Immaculate condition throughout
- Situated in Park West
- Access to 24 hour concierge service
- Excellent first time buy or investment option

**Offers In Excess Of £290,000**



Cameron Estate Agents  
Cameron House 21-23 High Street,  
Yiewsley, West Drayton, UB7 7QG

E: [pm@cameron.co](mailto:pm@cameron.co)  
T: 01895444424

[www.cameron.co](http://www.cameron.co)

Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

**Description**

Nestled in a prime West Drayton location, this stunning two-bedroom, two-bathroom apartment offers contemporary living at its finest. Ideal for investors or first-time buyers, this immaculate property presents a unique opportunity to step onto the property ladder.

**Accommodation**

The accommodation consists of two double bedrooms, one with a versatile sliding door allowing flexible floorplan arrangements. Master bedroom with an en suite, and a separate family bathroom for convenience. Open-plan design creating a spacious and modern living environment. The integrated kitchen boasts top-of-the-line appliances and ample storage space. Access to private balcony via double doors off the living area. Immaculately maintained, the apartment is in pristine condition, offering a turnkey solution for its new owners. Perfect for both seasoned investors and first-time buyers looking for a smart investment opportunity.

**Outside**

Benefit from a 24-hour concierge service ensuring security and convenience. Exclusive access to on-site gym facilities, promoting a healthy and active lifestyle. Hassle-free parking is available, providing convenience for residents and guests.

**Location**

Situated in the heart of West Drayton, the property offers easy access to local amenities, schools, and transport links. The area is well-connected, with West Drayton station just a short distance away, providing swift and direct connections to Central London and beyond.

**Terms and notification of sale**

Tenure: Leasehold

Local authority: London Borough Of Hillingdon

Council Tax Band: D

Current EPC Rating: C

Lease: 983 Years remaining

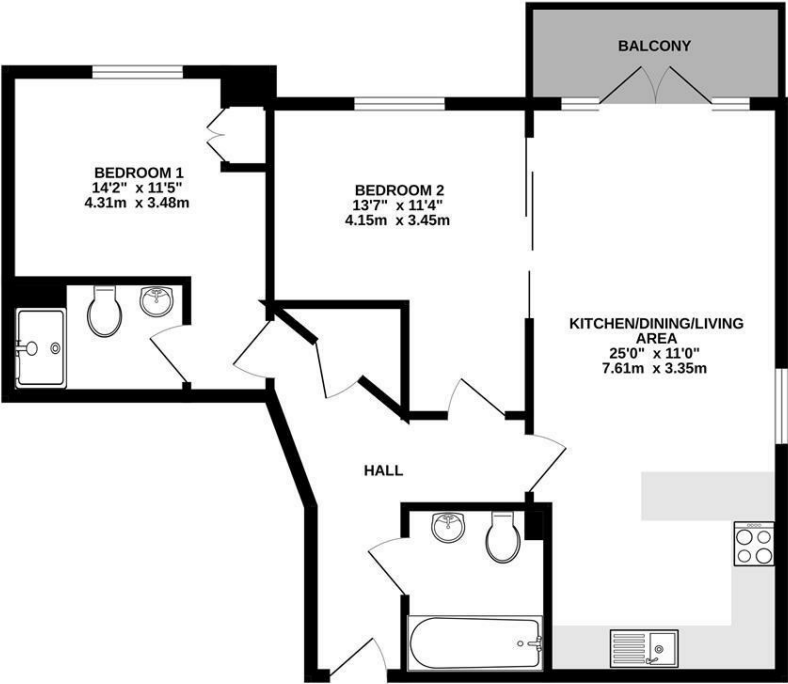
Service Charge: £3,650 per annum

Ground rent: £300 per annum

**IMPORTANT NOTICE**

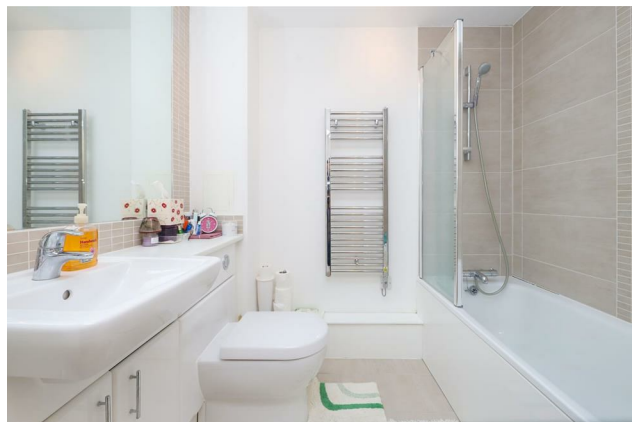
These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

2ND FLOOR  
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 ©2023

# Cameron



Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.