



## Cavendish House, 15 Park Lodge Avenue, West Drayton,

- Superb two bedroom third floor apartment
- Private access dual balconies to enjoy
- Offered to the market with no upper chain
- Undercroft parking
- Two double bedrooms both complimented with en suites
- Access to 24 hour concierge service
- Landscaped communal gardens
- Walking distance to West Draytons Elizabeth Line

**Asking Price £310,000**

### Description

Presenting flexible investment options or immediate enjoyment for small families or working professionals, this superb two bedroom apartment boasts two en suites complimented by two balconies and ample open plan living.

### Accommodation

Providing accommodation that briefly comprises of: entrance hall, kitchen open plan to living/ dining room, storage room, two balconies, two double bedrooms with an en-suite shower room to the master bedroom and a family bathroom.

### Outside

There is a landscaped communal garden which is beautifully maintained, allocated under-croft parking and two private balconies.

### Situation

Within walking distance of West Drayton Main Line Station which can go to Ealing Broadway in under 15 mins and the new Elizabeth line speeding up journeys to Paddington in 20 minutes and to Canary Wharf in 37 minutes. The property also has good access to Heathrow airport, M4, M25 motorways and all local amenities.

### Terms and notification of sale

Tenure: Leasehold

Local authority: London Borough Of Hillingdon

Council Tax Band: D

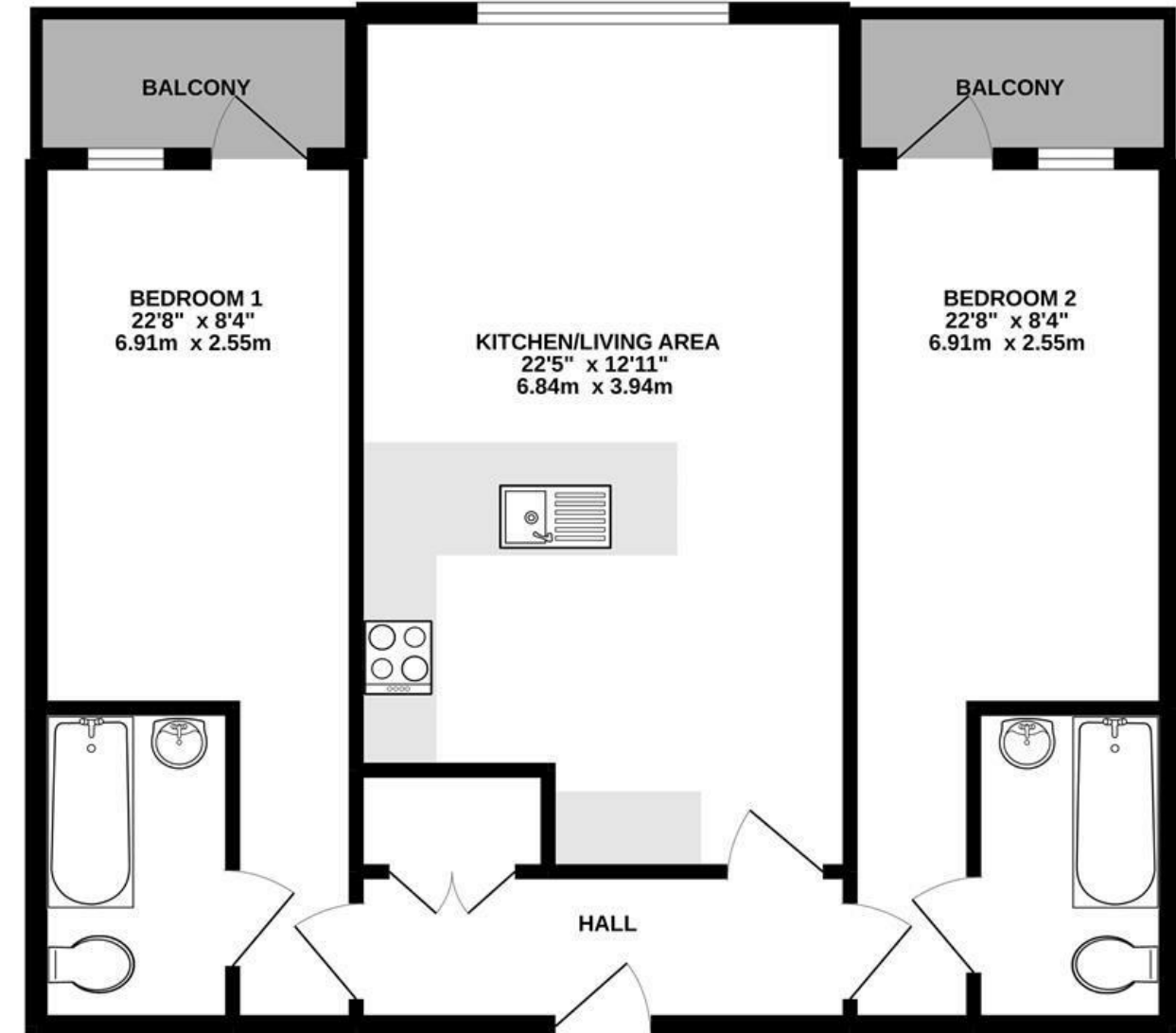
Current EPC Rating: C

Lease remaining: 983 years remaining

Service Charge: £2,400 per annum

Ground Rent : £300 per annum

3RD FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (67.0 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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### IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. 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 contracts