



15 Park Lodge Avenue, West Drayton, UB7 9FR

- Split level penthouse apartment
- Renovated apartment
- Two parking bays
- Wood panel detailing
- Sun bathed south facing balcony
- Over 1,600 sq ft
- Three double bedrooms
- Access to gym facilities
- Access to 24 hour concierge service
- Bespoke electric fireplace

Asking Price £500,000

Description

Combining sophistication and sleek design, this three-bedroom split level penthouse apartment offers buyers 1,600 sq ft of refurbishment, including tiled bathroom suites, three large double bedrooms and versatile floorplan.

Accommodation

The accommodation includes entrance hallway providing access to large open plan reception room and kitchen, which includes wood panel detailing, luxury vinyl tile flooring, bespoke built in fireplace and remodeled kitchen. The reception room provides access to the private balcony which is accessible via double doors. Both ground floor bedrooms have been tastefully redesigned and include bespoke built in wardrobe units. Both ground floor bathrooms have been refurbished and fitted with luxury tiling and high spec appliances.

On the first floor is the master bedroom which includes hanging light fittings, built in wardrobe storage and a recently renovated bathroom suite.

Outside

To the outside of the property is two parking bays, maintained landscaped gardens and exceptional transportation links.

Situation

West Drayton's position on the western edge of the Capital means that it is superbly placed to access Central London with ease. With frequent services to London Paddington in less than 25 minutes from the West Drayton Mainline Train Station with the Elizabeth Line upgrade, which brings West Drayton to within a 40 minute train journey to Canary Wharf and will give regular access to the center of London. The property also has convenient vehicular access to the M25 and M4 motorways. The property is within walking distance to local shops, great schools, local bus routes and a short bus ride to West Drayton Town Centre. West Drayton is 10 minutes from Heathrow airport.

Terms Of Notification Of Sale

Tenure: Leasehold

Local authority: London Borough Of Hillingdon

Council Tax Band: E

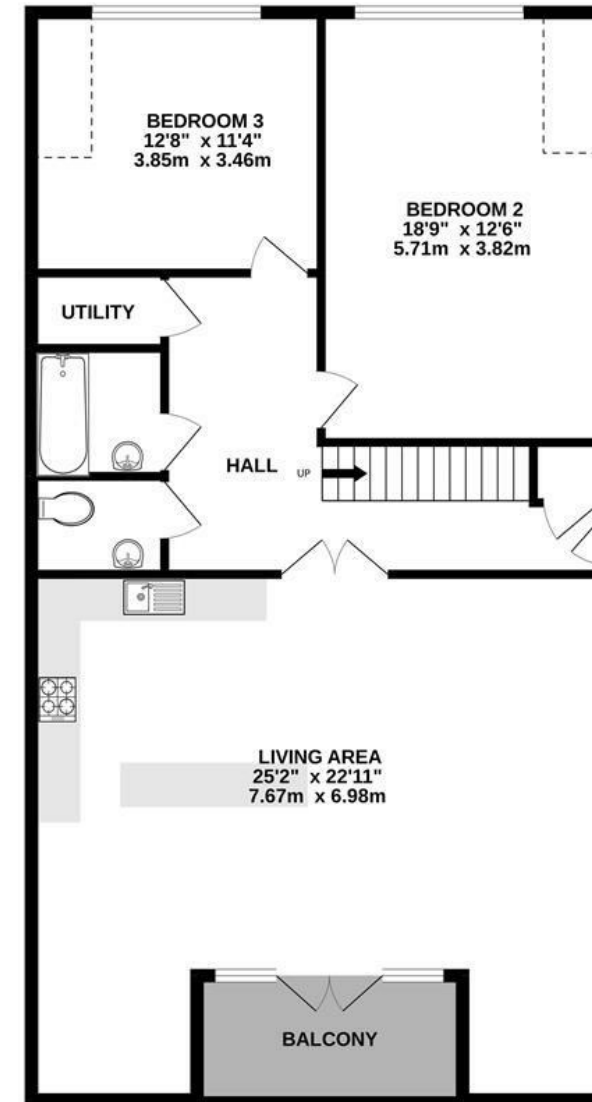
Current EPC Rating: C

Lease term: 981 years remaining

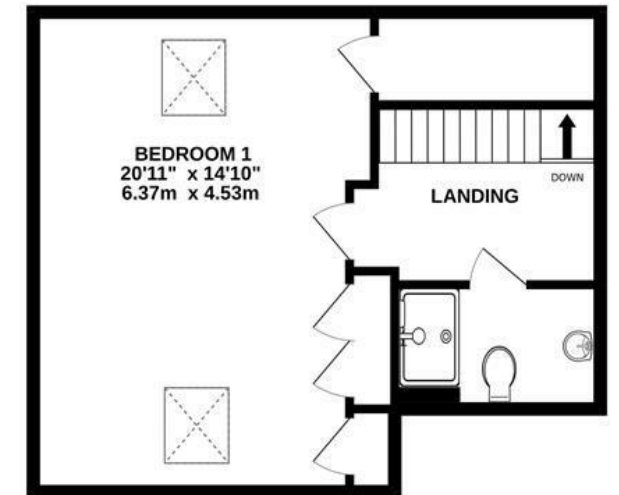
Service charge: £5,108 per annum

Ground rent: £375 per annum

GROUND FLOOR
1129 sq.ft. (104.9 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1612 sq.ft. (149.7 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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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