



Denham House, 17 Park Lodge Avenue, West Drayton,

- One bedroom Manhattan style apartment
- Open plan kitchen/diner with built-in appliances and storage cupboards
- Private balcony
- Beautiful communal gardens surrounding the property
- Double bedroom with en suite accessed via a sliding door
- No upper chain
- Concierge service & gym facilities on site
- Undercroft permit parking

Asking Price £235,000

THIRD FLOOR
414 sq.ft. (38.4 sq.m.) approx.

Description

A fantastic opportunity to secure a fantastic one-bedroom Manhattan-style apartment located in Park West. Arrange a viewing today and prepare to be captivated by the contemporary allure and comfortable living this property has to offer.

Accommodation

Step into the spacious open plan kitchen and diner, boasting an impressive range of built-in appliances and ample storage cupboards. This inviting space provides the perfect setting for culinary delights and entertaining guests. With its seamless flow, the kitchen/diner also offers access to a private balcony, where you can enjoy and unwind while taking in the scenic views.

Adjacent to the kitchen/diner, you'll find the double bedroom, separated by a sleek sliding door for added privacy. The bedroom is a cosy haven, featuring an en-suite bathroom for your convenience and comfort.

In excellent condition with contemporary touches and modern finishes throughout. The neutral color scheme and well-designed layout create an inviting atmosphere, ensuring a warm and welcoming ambiance.

Outside

Beyond the confines of the apartment lies a host of additional features. Step outside and discover the well-maintained communal gardens, offering a serene and picturesque setting. This is the ideal spot to enjoy leisurely walks or bask in the sunshine during summer months. Additionally, the property grants you one gated parking bay, ensuring convenient and hassle-free access to your vehicle. Furthermore, residents have the luxury of a 24 hour concierge service as well as exclusive gym facilities.

Location

Situated in the heart of West Drayton, this apartment benefits from excellent transport links, with nearby train stations providing easy access to London and other major destinations. Local amenities, including shops, restaurants, and recreational facilities, are just a stone's throw away, ensuring your everyday needs are met with utmost convenience.

Terms and notification of sale

Tenure: Leasehold

Local authority: London Borough Of Hillingdon

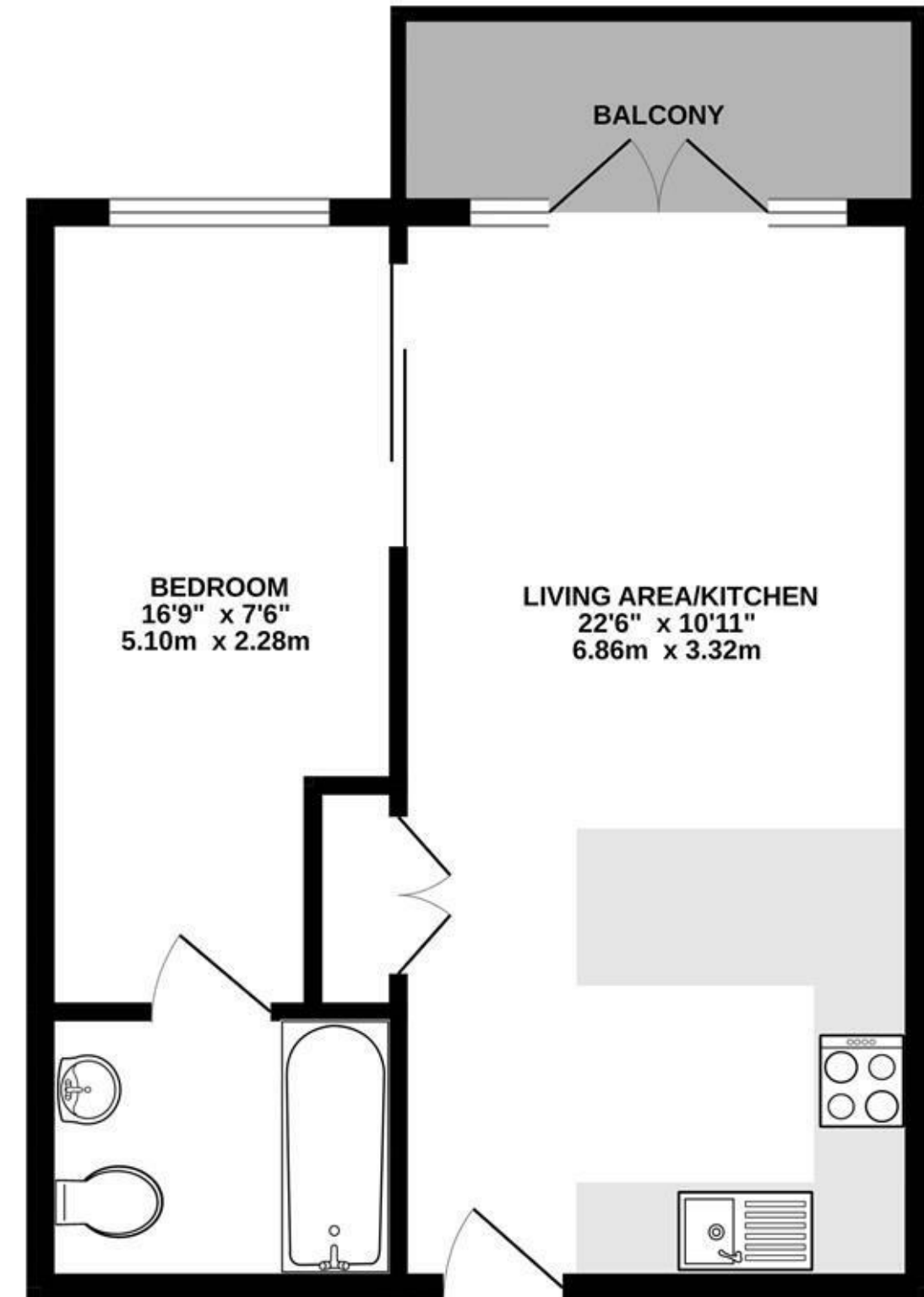
Council Tax Band: C

Current EPC Rating: B

Lease remaining: 981 years remaining

Service Charge: £1,726 per annum

Ground Rent : £200.00 per annum



TOTAL FLOOR AREA : 414 sq.ft. (38.4 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