



34 Park Lodge Avenue, West Drayton, UB7 9DG

- Two bedroom apartment
- 24 hour concierge service
- Landscaped communal gardens
- Ready made investment
- Park West development
- Exclusive access to gym facilities
- Permit parking
- Great first time purchase

Offers In Excess Of £295,000

Description

Welcome to your new home in the heart of the sought-after Park West development in West Drayton. This stylish two-bedroom apartment offers a contemporary and comfortable living space perfect for first-time buyers, young professionals, and savvy investors.

Accommodation

As you enter you are greeted by an entrance hall providing access to two generously sized double bedrooms, providing ample space for relaxation and rest and a separate family bathroom with modern fixtures and fittings, offering both style and functionality. The highlight of this apartment is the spacious open-plan reception/diner. This area seamlessly blends with the built-in kitchen, creating a versatile and sociable living space. The integrated appliances and storage cupboards add practicality to the stylish design. Additional storage space is provided by a separate storage room, ensuring a clutter-free living environment.

Outside

Enjoy the convenience of a 24-hour on-site concierge service, adding an extra layer of security and assistance.

Exclusive access to gym facilities ensures you can maintain an active lifestyle without leaving the comfort of your home.

Immerse yourself in the beauty of landscaped communal gardens and a rooftop oasis, providing a peaceful retreat.

Available parking facilities for residents, ensuring a stress-free experience.

Location

Situated within the prestigious Redrow development, this apartment offers an exceptional living experience. The development's meticulous design and thoughtful landscaping contribute to an inviting community atmosphere. West Drayton's excellent transport links, local shops, and vibrant entertainment options further enhance the appeal of this location.

Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: D

EPC rating: C

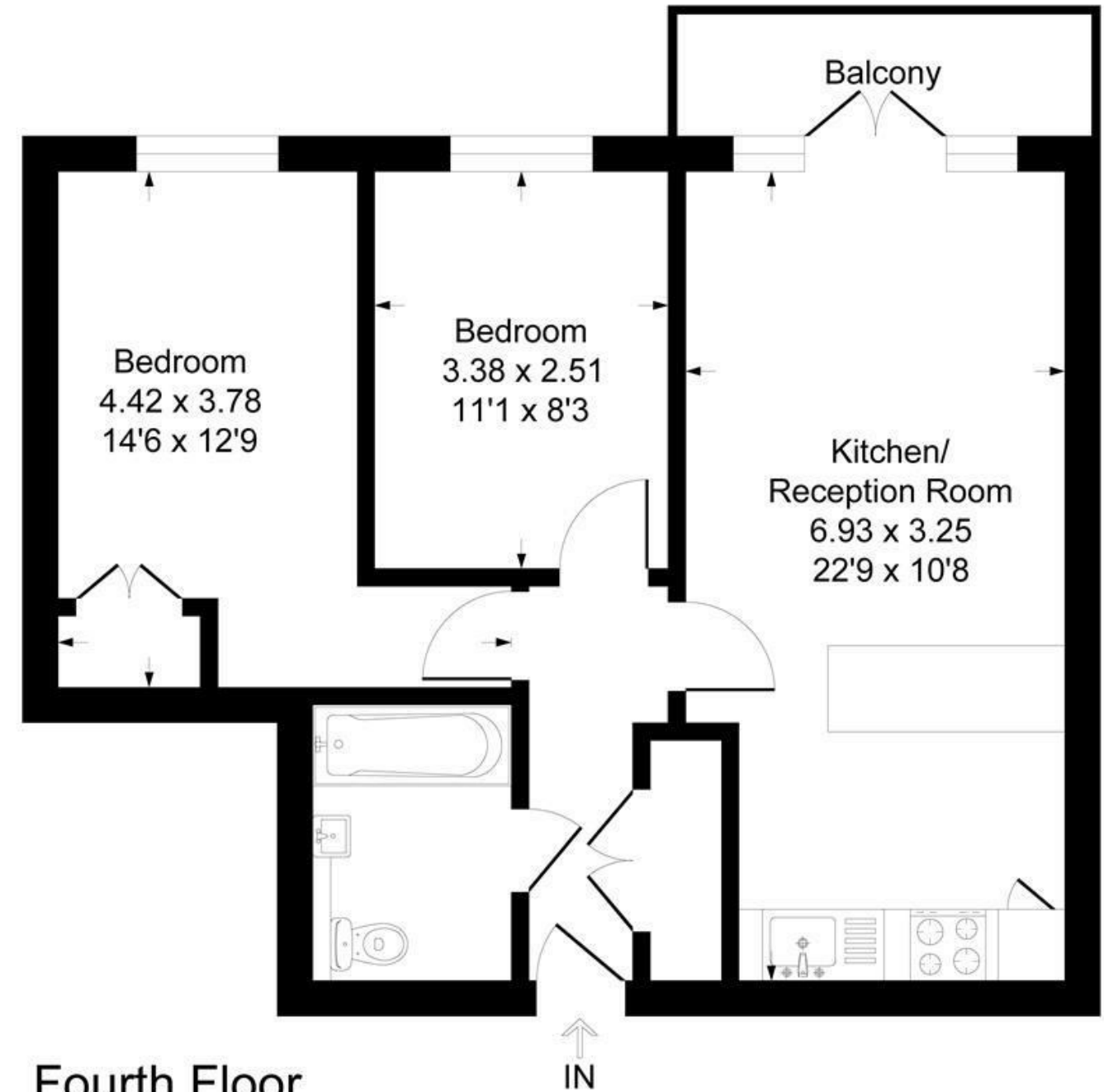
Lease term: 984 years remaining

Service charge: £2,254 per annum

Ground rent: £226 per annum

Kensington House UB7

Approximate Gross Internal Floor Area = 54.3 sq m / 585 sq ft



Fourth Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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