



Hurley House, 31 Park Lodge Avenue, West Drayton,

- Manhattan style one bedroom apartment with sliding screens
- Approximately 453 square feet of well planned accommodation
- Residents benefit from concierge and private gym
- Generous open plan living and contemporary fitted kitchen
- Popular Park West development with landscaped grounds
- Being sold with the benefit of no upper chain

Guide Price £210,000

Description

A well proportioned Manhattan style apartment within the popular Park West development, offering a cleverly arranged interior with a separate sleeping area, generous open plan living space and contemporary finish.

The apartment is situated within Hurley House and provides approximately 453 sq ft of accommodation, with a layout that makes particularly good use of the available space.

The bathroom is finished in a clean contemporary style with a bath and overhead shower, wash basin and WC.

Large windows bring good natural light into the apartment, while the wood flooring and simple modern finishes give the accommodation a smart, cohesive feel.

The property also benefits from a private outdoor balcony and allocated parking.

Hurley House forms part of Park West, one of West Drayton's established modern developments. Residents benefit from landscaped communal grounds, a 24 hour concierge service and a private residents' gym. The development is also well placed for West Drayton station and the Elizabeth line, providing direct services towards Heathrow, Paddington, Bond Street, Liverpool Street and Canary Wharf.

With its distinctive layout, generous living room and convenient location, the apartment would make an excellent first purchase, London base or investment property.

Location

West Drayton offers excellent transport links. The area benefits from quick access to central London, with journeys to Bond Street from West Drayton taking just 30 minutes. Additionally, Heathrow Airport is just a short drive away, making international travel easily accessible. With good local bus services and road connections, including the M4 and M25, West Drayton offers exceptional transportation options for residents. Combined with local amenities such as shops, schools, and green spaces

Terms and notification of sale

Tenure: Leasehold
Local authority: London Borough Of Hillingdon
Council Tax Band: C
Current EPC Rating: B

Lease remaining: 984 years remaining
Service Charge: £2,934 per annum
Ground Rent : £200 per annum

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

