

















Park Lodge Avenue, West Drayton, UB7 9FS

- Two bedroom second floor apartment in Park West
- Spacious open plan living and dining accommodation
- Residents' gym and 24 hour concierge service
- Immediate 'exchange of contracts' available
- Versatile Manhattan style second bedroom with sliding partition
- Private balcony accessed directly from the living room
- Permit parking available within the residential development
- Being sold via 'Secure Sale'

By Auction £225,000

Description
Set within the established Park West development, this well proportioned second floor apartment offers approximately 642 sq ft of versatile accommodation, complemented by a private balcony and a range of residents' facilities.

The accommodation is arranged around a central entrance hall and includes a generous open plan living and dining room, providing ample space for both seating and dining areas. The adjoining kitchen is fitted with a range of contemporary units and integrated appliances, creating a practical arrangement for everyday living.

A particular feature of the apartment is the flexible second bedroom/study, designed in the Manhattan style with a sliding partition opening directly onto the principal living space. This allows the room to function equally well as a second bedroom, home office or an extension of the reception space, depending on requirements.

The principal bedroom is a good sized double and is served by a separate shower room, while a further bathroom is positioned off the hallway. Double doors from the living area open onto a private balcony overlooking the development, providing useful outside space.

Residents of Park West benefit from permit parking, access to a private residents' gym and a 24 hour concierge service. The development is also conveniently positioned for West Drayton and its Elizabeth Line station, providing direct connections towards central London and beyond.

Park West is a well established residential development in West Drayton, conveniently positioned for the town centre and West Drayton station, where the Elizabeth Line provides direct services into central London and across the capital. The development is also well placed for Heathrow Airport, Stockley Business Park and the wider motorway network, with the M4 and M25 both readily accessible. West Drayton High Street offers a good selection of shops, cafés and everyday amenities, while nearby Uxbridge provides a broader range of shopping, dining and leisure facilities.

Additional information
Tenure: Leasehold
Local Authority: London Borough of Hillingdon
Council tax band: D
EPC rating: C

Lease term: 979 years remaining
Service charge: £2,279 per annum
Ground rent: £275 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