

















Park Lodge Avenue, West Drayton, UB7 9FE

- Upgraded two bedroom, two bathroom top floor apartment
- Principal bedroom benefiting from private en suite facilities
- Residents' concierge service, gymnasium and parking facilities
- Spacious open plan kitchen, living and dining area
- Access to landscaped podium and rooftop gardens
- Conveniently located for West Drayton Elizabeth Line

Guide Price £299,000

Description

Situated on the top floor of Burlington House within the popular Park West development, this beautifully presented two bedroom, two bathroom apartment offers approximately 658 sq. ft. of accommodation, thoughtfully upgraded by the current owner. The property combines contemporary interiors with generous living space and access to an excellent range of residents' facilities, including landscaped podium gardens, rooftop gardens, a concierge service and gymnasium.

The Accommodation

The apartment is accessed via a welcoming entrance hallway, providing access to all principal rooms.

The centrepiece of the home is the impressive open plan kitchen, living and dining area, measuring approximately 22'0" x 18'5". This beautifully proportioned space benefits from a dual aspect, with a large window and skylight allowing natural light to fill the room. The contemporary fitted kitchen offers a range of wood-effect units, integrated cooking appliances and generous worktop space, while the adjoining reception area comfortably accommodates both living and dining furniture.

There are two bedrooms, both enjoying the privacy afforded by the apartment's top floor position. The principal bedroom measures approximately 16'1" x 10'3" and benefits from fitted storage and its own en suite shower room. The second bedroom provides versatile accommodation, equally suited to use as a guest bedroom, children's room or home office.

A separate family bathroom, fitted with a contemporary white suite, completes the accommodation.

The apartment has been upgraded and carefully maintained by the current owner, creating an attractive home that is ready to move into.

The Development

Burlington House forms part of Park West, an established residential development known for its attractive communal spaces and excellent residents' facilities.

Residents benefit from access to beautifully landscaped podium gardens, rooftop gardens, a concierge service and a residents' gymnasium. The development also provides residents' parking facilities, offering additional convenience.

The landscaped communal grounds are a particular feature, providing extensive green spaces, established planting and seating areas rarely associated with apartment living.

The Location

Park West occupies a convenient position in West Drayton, within easy reach of the town centre and its selection of shops, supermarkets, cafés and everyday amenities.

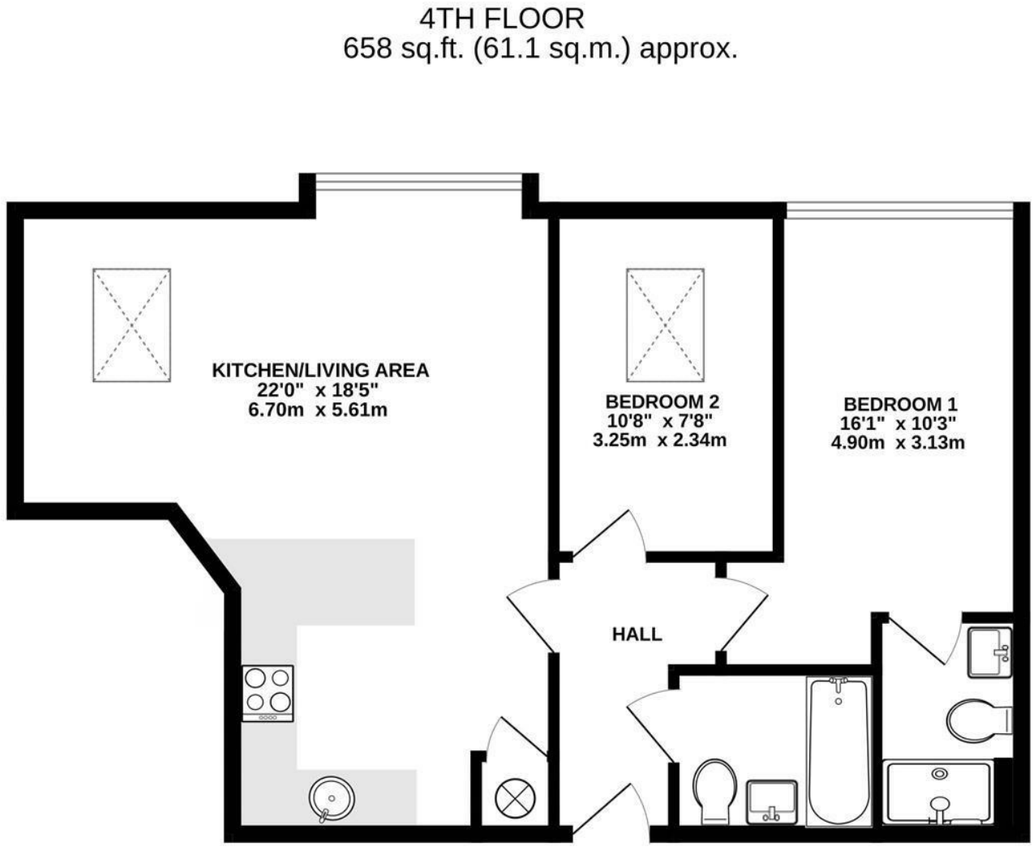
West Drayton station provides Elizabeth Line services towards central London, Canary Wharf and Heathrow, making the location particularly attractive to commuters.

The development is also well positioned for Stockley Business Park, Brunel University, Uxbridge town centre and Heathrow Airport, while the M4, M25 and A40 provide excellent road connections.

Combining generous accommodation, a top floor position and an impressive range of residents' amenities, this apartment represents an excellent opportunity for first-time buyers, professionals and investors alike.

Additional information

Tenure: Leasehold
Remaining lease: 898 years
Annual service charge: £2,856
Annual ground rent: £250
Council tax band: D
EPC rating: C



TOTAL FLOOR AREA : 658 sq.ft. (61.1 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.
Made with Metropix ©2026

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