

**On the instructions of the
Joint Fixed Charge Receivers**



**Online
Auction**

Thursday 10th September 2026



**Flat 13 Lexington House,
35 Park Lodge Avenue,
West Drayton, Middlesex, UB7 9FJ**

SW

Sanderson
Weatherall

Long leasehold third floor purpose-built two-bedroom, two bathroom flat with balcony – Vacant possession

- Guide Price: £190,000 +
- Bidder security deposit: £3,500
- Start time: 10.00am

Property Summary

- ▶ On the instructions of the Joint Fixed Charge Receivers
- ▶ Long leasehold third floor purpose built flat
- ▶ Two bedrooms, one with en-suite shower room/wc, reception room / dining area / kitchen, bathroom/wc, balcony
- ▶ Close to transport facilities and amenities
- ▶ Vacant possession

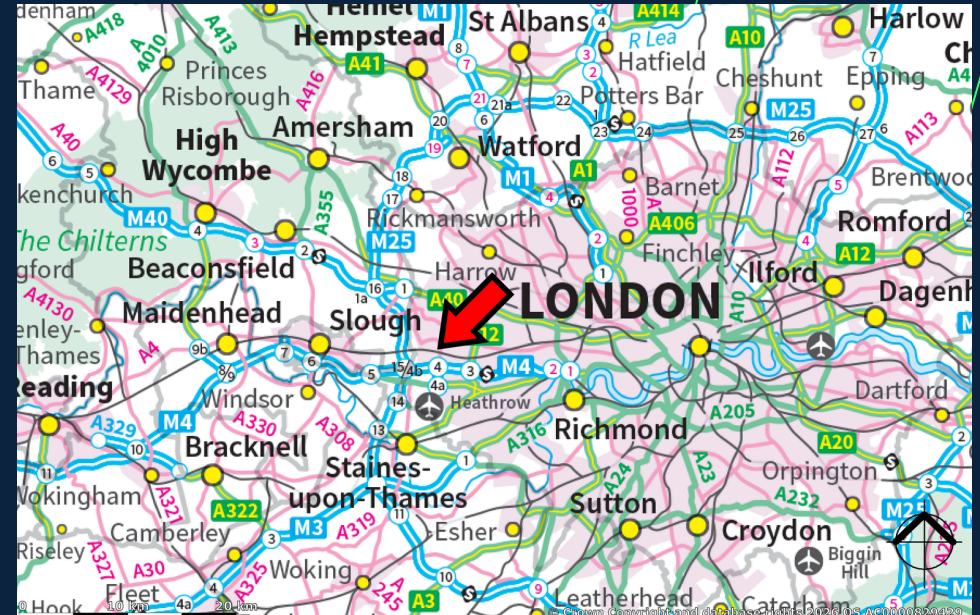


Location

The property occupies a convenient position on Park Lodge Avenue, just off Porters Way, and is within easy reach of West Drayton town centre offering a range of shops, cafés and everyday amenities, whilst Drayton Hall Park offers attractive open green space close by. West Drayton Railway and Elizabeth Line station is within walking distance, providing direct services to Heathrow Airport, Paddington, the City, Canary Wharf and Abbey Wood.

Description

A two bedroom, third floor flat situated within a purpose built development. Internally, the property comprises an entrance hallway, open plan living area with access to the balcony, kitchen with integrated appliances, two double bedrooms with en-suite to the master and house bathroom. Externally, the property benefits from an on-site residents gym, communal gardens and there is an on-site concierge and estate managers office.



Accommodation

- Entrance Hallway
Entry phone system, electric heater, storage cupboard housing water tank (not tested)
- Open Plan Living Area
Electric heater, access to Balcony
- Kitchen
Wall and base units, integrated appliances (not tested)
- Master Bedroom
Double bedroom, fitted wardrobes, electric heater and access to;
- En-Suite
Incorporating shower, wash basin & WC
- Bedroom Two
Double bedroom, electric heater
- House Bathroom
Incorporating bath with shower over, wash basin, WC
- Communal Areas
Entrance lobby with lift, stair access and communal gardens

Lease

We have been advised of the following;

Lease Term: 999 years from 31/12/2006

Ground Rent: £300 per annum (doubling every 20 years)

Service Charge: £2,880.80 p.a.

Prospective purchasers are to rely on their own enquiries in this regard.







Sanderson
Weatherall

Guide Price

£190,000 +

Tenure

Leasehold

EPC

To be advised

Council Tax

Band D

VAT

VAT is not applicable to this lot

Contact: 020 7851 2100

Website:

www.swpropertyauctions.co.uk

Legal documentation

Interested parties should read the legal pack for further information at www.swpropertyauctions.co.uk to download the pack.



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Dated - 11/08/2026