

34 Park Lodge Avenue

West Drayton • • UB7 9DG
Offers In Excess Of: £300,000



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34 Park Lodge Avenue

West Drayton • • UB7 9DG

This stylish second-floor, two bedroom, two bathroom apartment is perfect for first-time buyers eager to step onto the property ladder, while also offering a fantastic investment opportunity. Situated in the highly prized 'Park West' development and featuring the added benefit of two parking spaces, this is a rare and valuable opportunity to make a purchase.

620 sq.ft

Second floor apartment

Two double bedrooms

Two bathrooms

Private balcony

Two parking spaces

Well tended communal gardens

On site gym and concierge

Highly prized development

Half a mile from West Drayton station

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

Offering 620 sq. ft. of thoughtfully designed living space, blending contemporary style with functional comfort. Upon entering, you're greeted by a welcoming hallway leading to the expansive open-plan living area. The 22-foot living room seamlessly integrates with a modern kitchen, creating a perfect space for both relaxation and entertaining. French doors open onto a private balcony, inviting natural light and fresh air into the heart of the home. The apartment features two generously sized double bedrooms. The master suite is particularly impressive, measuring an expansive 14 feet and complemented by an en-suite shower room. Additional conveniences include a utility cupboard for laundry essentials and a beautifully appointed family bathroom.

Outside

The apartment has the unique benefit of having two parking spaces, one situated outside the front of the block and one located behind electric gates, offering great security. The additional parking was purchased by the current owner and is one of few apartments on the development with this advantage. There is also a private balcony with views of the well manicured communal grounds. The property further benefits from a 24 hour concierge and access to the on site gym.

Location

Kensington House is situated on the ever sought after Parkwest development, found just a short walk from West Drayton High Street with its variety of independent shops, restaurants and local schools. Local bus routes are also within easy reach whilst West Drayton train station (Elizabeth Line) can be found close by, as can Stockley Business Park, Heathrow Airport and for the motorist the M4 is just a short drive.



Schools:

West Drayton Academy 0.2 miles
Cherry Lane Primary School 0.6 miles
Laurel Lane Primary School 0.7 miles



Train:

West Drayton Station 0.5 miles
Hayes & Harlington 1.8 miles
Iver Station 2.0 miles



Car:

M4, A40, M25, M40



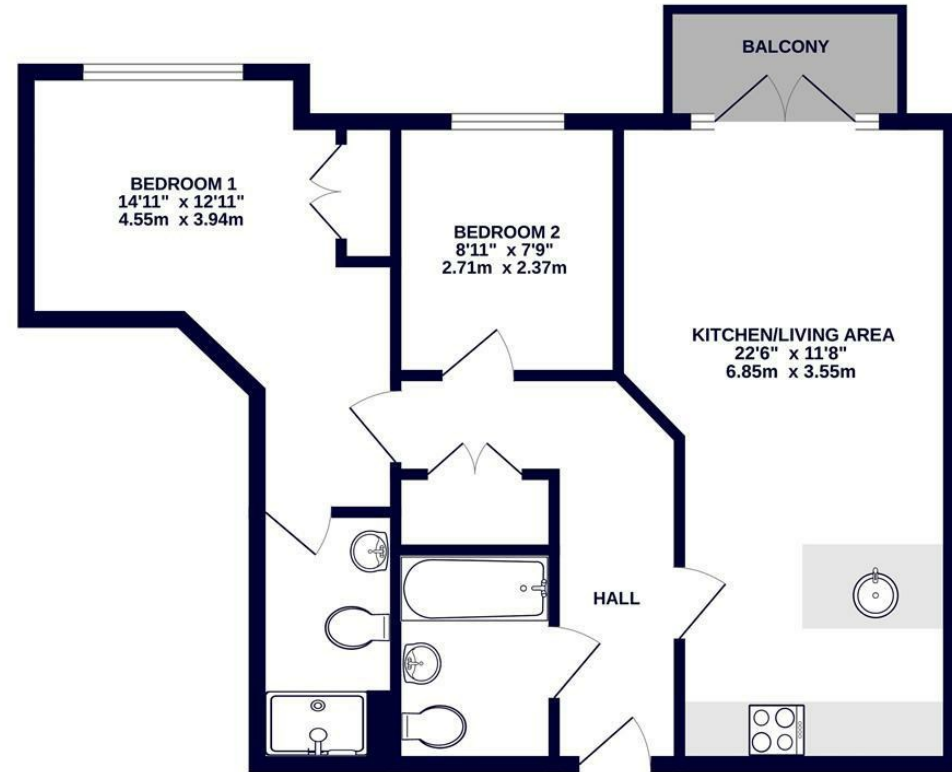
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



2ND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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.
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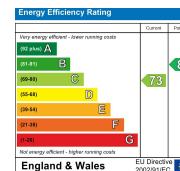


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