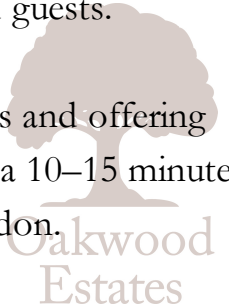


Discover sophisticated premium living in this immaculate one-bedroom second-floor apartment, ideally situated within the modern Park West development on Park Lodge Avenue, West Drayton. Properties within this contemporary development, including Marlborough House, offering stylish and current living spaces. The property is in excellent condition throughout, featuring a substantial 25ft combined open-plan lounge and kitchen area.

The kitchen is a contemporary fitted space complete with a breakfast bar, perfect for casual dining. The modern fitted three-piece bathroom suite boasts a refreshing rainfall shower over the bath. Residents benefit from a security entry phone system and a lift providing access to all floors within the block. Permit parking is available, ensuring a dedicated space within the development. Adding an extra layer of security and convenience, a concierge service is present at the entrance to Park Lodge Avenue, ready to assist residents and manage deliveries and guests.

This superb residence is set in a highly coveted location, surrounded by amenities and offering outstanding transport links. West Drayton Elizabeth Line train station is less than a 10–15 minute walk away, providing fast connections to Paddington and Central London.



Property Information

- 

MODERN ONE BEDROOM SECOND FLOOR APARTMENT
- 

COUNCIL BAND - C
- 

CHIC THREE PIECE BATHROOM SUITE
- 

CONTEMPORARY FITTED KITCHEN
- 

WALKING DISTANCE TO WEST DRAYTON STATION (ELIZABETH LINE)
- 

EPC - C
- 

OPEN PLAN 25FT LOUNGE/ KITCHEN
- 

LIFT ACCESS TO ALL FLOORS
- 

EXCELLENT CONDITION THROUGHOUT
- 

PERMIT PARKING, ENSURING A DEDICATED SPACE

					
x1	x1	x1	x1	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Internal

The main communal front door leads into a communal entrance hall with stairs and lift accessing all floors, taking the lift up to the second floor where this apartment is situated leads to the apartments main front door. The hallway has laminate flooring a good sized storage cupboard and doors to all rooms, starting with a generous 25ft open plan lounge and kitchen area perfect for entertaining when guest are over and has laminate flooring and window to front aspect. The contemporary fitted kitchen is a sleek, contemporary space with integrated appliances and a practical breakfast bar, the chic bathroom is fitted with a modern three-piece suite, complete with a rainfall shower over the bath. The bedroom has laminate flooring, window to front aspect and measures a healthy 14ft.

External

The block shares the communal outside space and has Permit parking ensuring a dedicated space within the development, and the presence of a concierge at the entrance to Park Lodge Avenue offers an enhanced level of security and a convenient point of contact for residents and their visitors.

Location

Situated in a quiet, convenient location close to schools, shops, and transport, the apartment offers a truly inspired residence. West Drayton Elizabeth Line train station is easily accessible, approximately 800 meters away, connecting residents efficiently to Central London, including a swift 22-minute journey to Paddington.

Council Tax

Band C = £1,735.45

Lease, Service Charge And Ground Rent

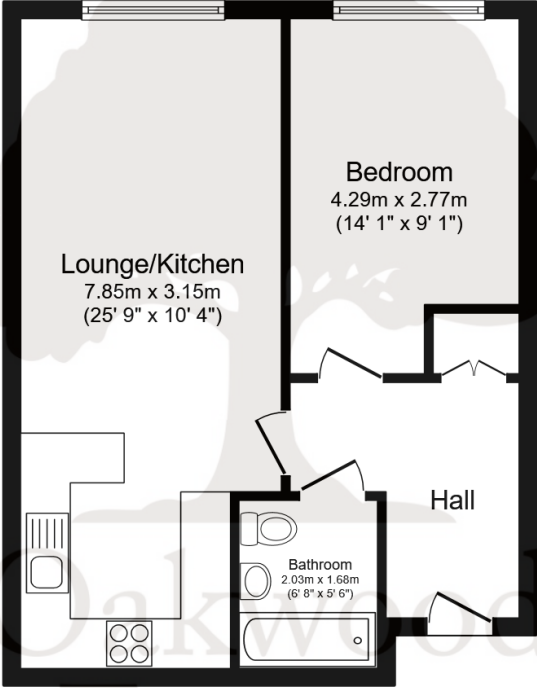
Lease - 125 years from October 2007, with 107 years remaining

Service charge - In 2024 it was £2,404 for the year. They bill 6 months at a time. The first 6 months of this year is £1,319, for the year approximately £2,600.

Ground rent - No separate ground rent, the only charge is as above.

Building insurance - also included in the above.

Floor Plan




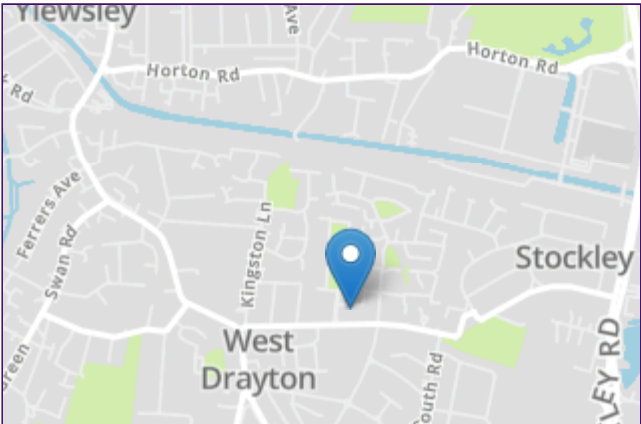
Floor Plan
Floor area 46.2 sq.m. (497 sq.ft.)

Total floor area: 46.2 sq.m. (497 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	