



Oakwood Estates are delighted to introduce this immaculate one-bedroom second-floor apartment, ideally located within the highly desirable Park West development on Park Lodge Avenue, West Drayton. Marlborough House, along with the surrounding modern residences, provides a stylish and contemporary lifestyle within a beautifully maintained community. This exceptional property also comes with no onward chain, offering a smooth and straightforward purchase opportunity.

The kitchen is a stylish, contemporary space fitted with modern appliances and a convenient breakfast bar, ideal for casual dining. The bathroom features a sleek three-piece suite, complete with a rainfall shower over the bath for a touch of luxury. Residents enjoy the benefits of a secure entry phone system and lift access to all floors within the block. Permit parking is available, providing peace of mind with a dedicated space within the development. Adding further convenience and security, a concierge service is located at the entrance to Park Lodge Avenue, assisting residents with deliveries and guest access.

This exceptional apartment enjoys a prime location, surrounded by local amenities and offering excellent transport connections. West Drayton Elizabeth Line station is just a 10–15 minute walk away, providing quick and direct access to Paddington and Central London.

Property Information

- MODERN ONE BEDROOM SECOND FLOOR APARTMENT
- COUNCIL BAND - C
- CHIC THREE PIECE BATHROOM SUITE
- LIFT ACCESS TO ALL FLOORS
- WALKING DISTANCE TO WEST DRAYTON STATION (ELIZABETH LINE)

- EPC - C
- OPEN PLAN 25FT LOUNGE/ KITCHEN
- NO CHAIN
- CONTEMPORARY FITTED KITCHEN
- PARKING PERMIT, 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. 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. The apartment features a modern open-plan lounge and kitchen area, a spacious bedroom with laminate flooring and a window to the front aspect, and a modern three-piece bathroom with a rainfall shower over the bath. The property is well-maintained with a contemporary fitted kitchen and a sleek, minimalist design throughout.

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

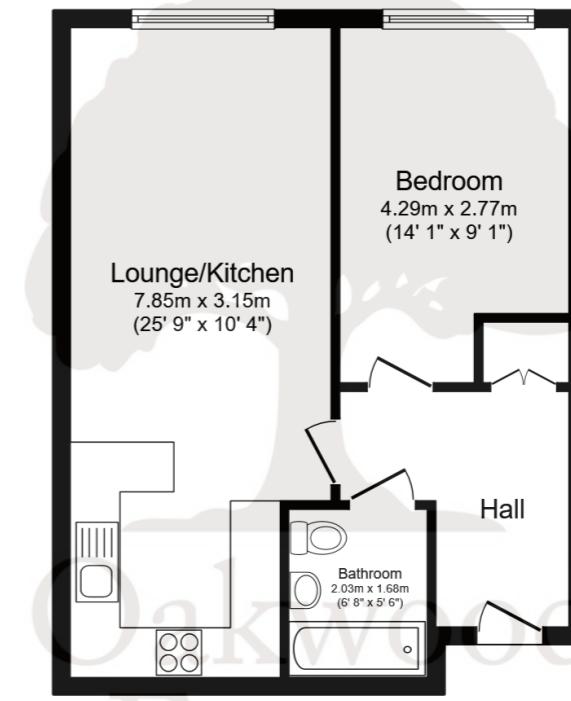
Lease - 125 years from October 2007, with 107 years remaining.

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.

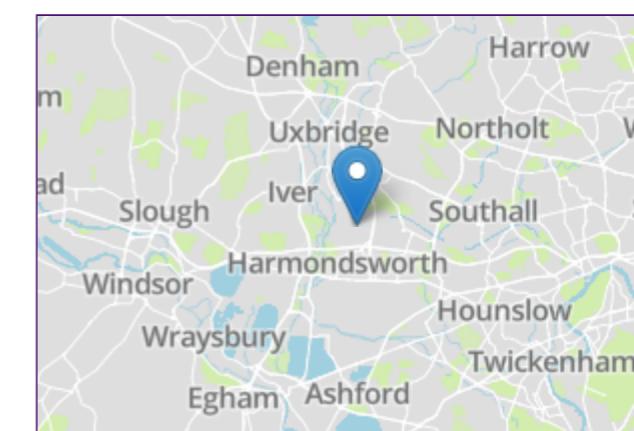
Floor Plan



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 Govview.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
(69-80)	C	82
(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		