

Park Lodge Avenue, West Drayton, UB7

Asking Price: £235,000

Benham & Reeves

Park Lodge Avenue, West Drayton, UB7

1 Bedroom (s) 1 Bathroom (s) Leasehold

Ref: CHD240003

The 427 square foot (approx.) apartment offers: a bright open plan reception room with space for dining, wood flooring, floor-to-ceiling windows affording lots of natural light, and a fully fitted modern kitchen with appliances. There's a double bedroom area with storage space separated by a partitioned glass-effect sliding door, and an en-suite bathroom complete with power shower. Other benefits include a private balcony accessed via the reception room. The property is offered on a furnished basis and has been neutrally decorated throughout.

The development benefits from a 24-hour concierge, residents' gym, landscaped communal garden and a secure parking space. The local area of West Drayton has a good selection of shops, restaurants, cafes and bars.

Located moments away from West Drayton station (Zone 6) servicing the Elizabeth Line giving you direct links to Paddington, Bond Street and Liverpool Street.







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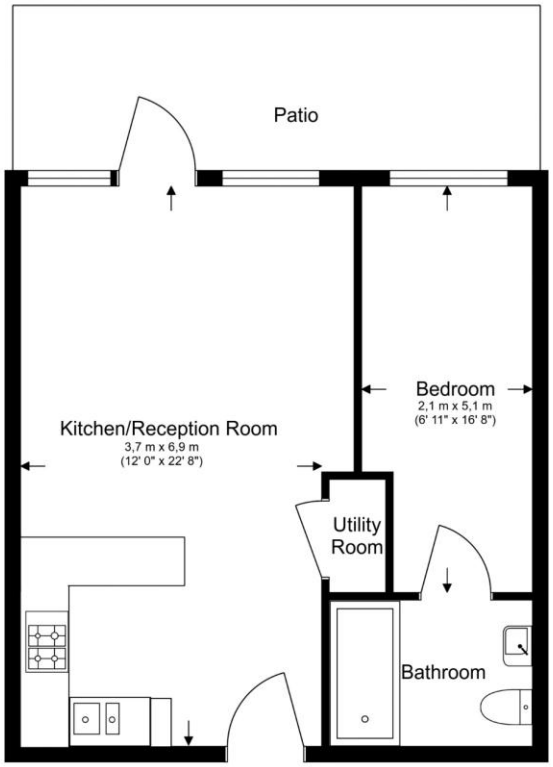


Property Features:

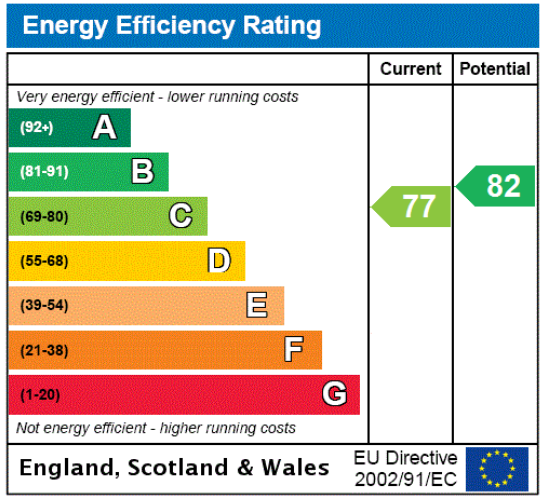
- 6.1% Rental Yield
- Stylish Manhattan Apartment
- Right To Park
- 427 Square Feet (Approx.)
- First Floor
- South Facing Patio
- 24 Hour Concierge & Residents Gym
- West Drayton (Elizabeth Line & National Rail)

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Total Gross Internal Area
39.7 Sq/m - 427 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£235,000
Tenure:	Leasehold Expires 30/12/3005 Approximately 979 Years Remaining
Ground Rent:	£200.00 (per annum) For the year of 2026
Service Charge:	£2,295.34 (per annum) to June 2026
Anticipated Rent:	£1,300.00 pcm Approx. 6.6% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: CHD240003

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