



# Park Lodge Avenue, West Drayton, UB7

Asking Price: £235,000

 Benham  
& Reeves

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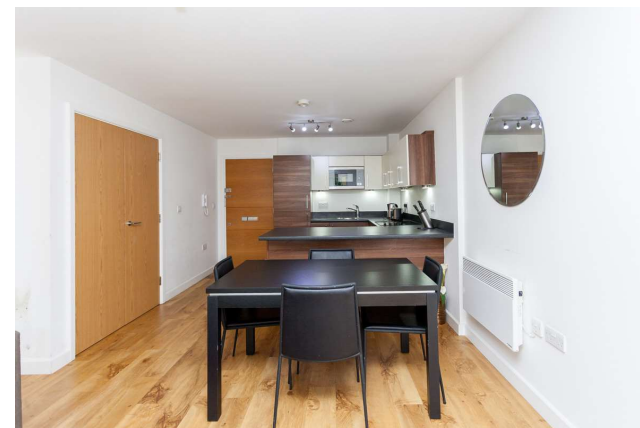
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

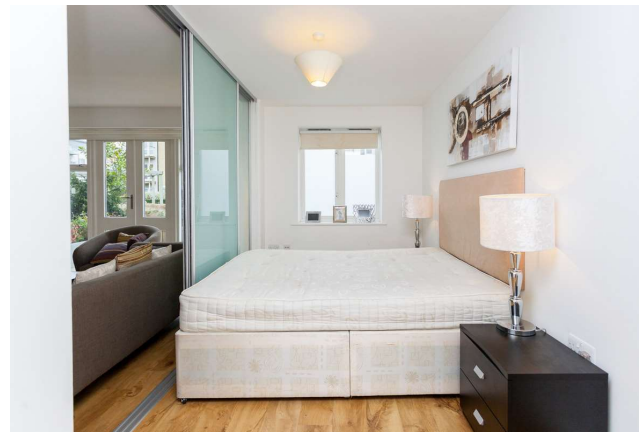
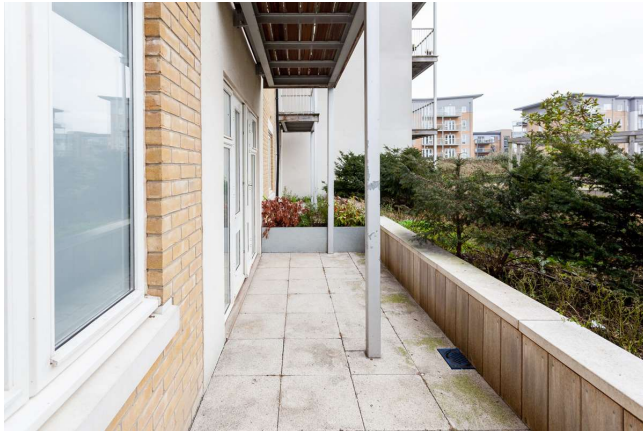
Ref: CHD240003

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.

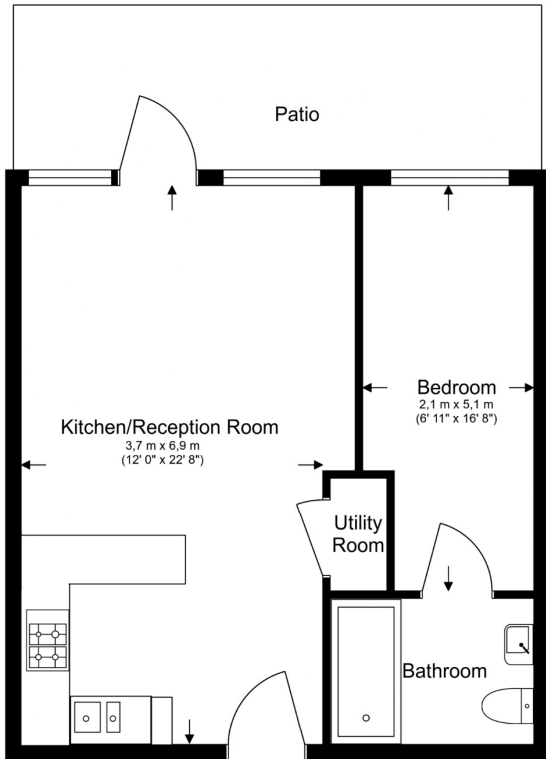




## Property Features:

- 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)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## 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 01/01/3004 Approximately 979 Years Remaining
Ground Rent:	£200.00 (per annum) For the current term of 2024
Service Charge:	£1,887.00 (per annum) For the current term of 2024
Anticipated Rent:	£1,200.00 pcm Approx. 6.1% Yield

## Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: CHD240003

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W: [www.benhams.com](http://www.benhams.com)

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