



Park Lodge Avenue, West Drayton, UB7

Asking Price: £240,000

Benham
& Reeves

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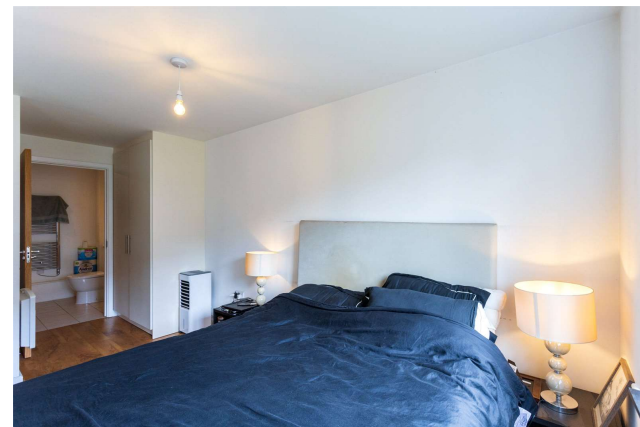
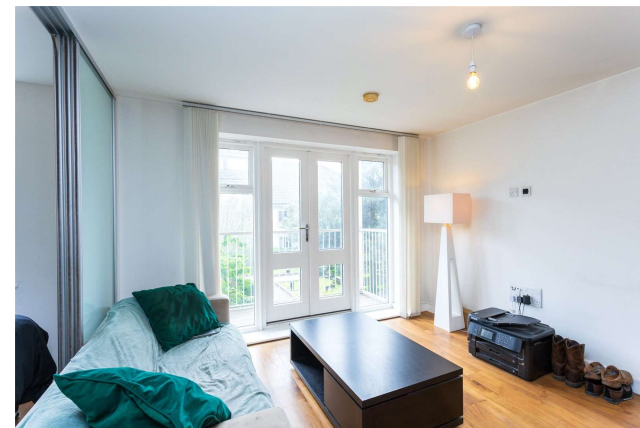
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

REF# CHD240014

**** With Parking **** Manhattan style apartment situated in the popular Parkwest development in West Drayton. This second floor apartment spans approximately 426 square feet and comprises; open plan living/ kitchen area with integrated appliances and sliding doors to bedroom area.

The property is served by a range on amenities including concierge Service, gymnasium and landscaped communal Gardens.

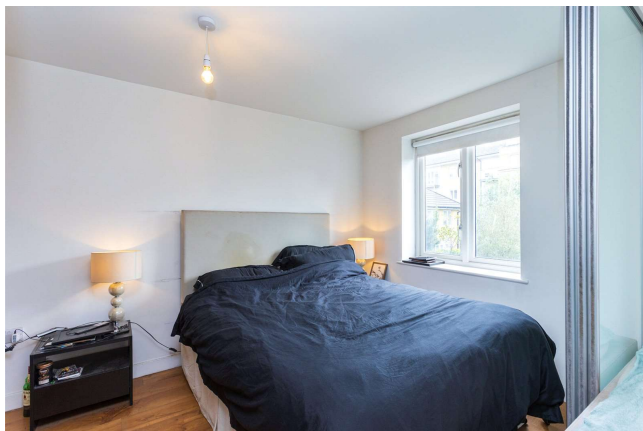
A short walk distance away from West Drayton station (Zone 6) the property will benefit from the forthcoming Elizabeth Line giving you direct links to Paddington, Bond Street and Liverpool Street. Currently West Drayton is served by overground trains taking you to Paddington in under 30 minutes.



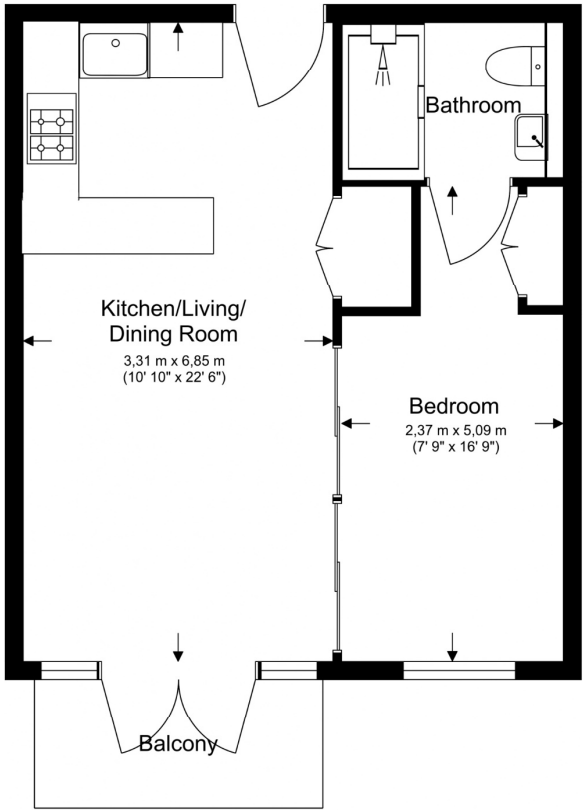


Property Features:

- 6.2% Rental Yield
- Stylish Manhattan Apartment
- Right To Park
- 426 Square Feet (Approx.)
- Second Floor
- Private Balcony
- 24 Hour Concierge & Residents Gym
- West Drayton (Elizabeth Line & National Rail)



Total Gross Internal Area 39.5 Sq/m - 426 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+) A		
(81-91) B		86
(69-80) C	79	
(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	

Terms & Conditions:

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

Asking Price:	£240,000
Tenure:	Leasehold Expires 30/05/3005 Approximately 980 Years Remaining
Ground Rent:	£200.00 (per annum) For the year 2024
Service Charge:	£1,713.48 (per annum) For the year 2024 £856.74 (Jan-June 2024)
Anticipated Rent:	£1,250.00 pcm Approx. 6.2% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: CHD240014

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W: www.benhams.com

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