

# HUNTERS<sup>®</sup>

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## Park Lodge Avenue

West Drayton, UB7 9DG

Asking Price £295,000



An immaculate two bedroom apartment situated in the popular Park West development, providing a modern home for professionals, first time buyers, commuters or investors looking to add to their portfolio.

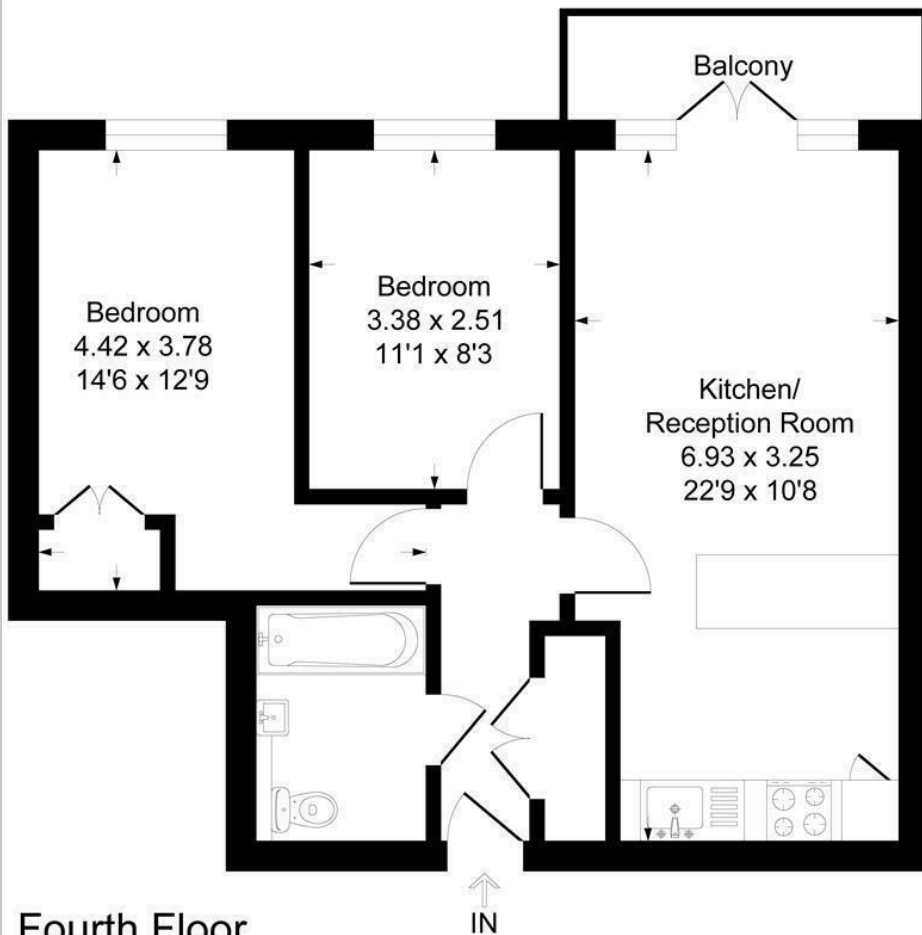
The apartment is accessed via a secure communal entrance and comprises an entrance hallway with a built in storage cupboard, two double bedrooms, a contemporary three-piece bathroom, a modern fitted kitchen and spacious open-plan living-dining room and a private balcony with pleasant views over the surrounding area. The property is being sold with the added benefit of residents concierge service and gym access.

The property is located on Park Lodge Avenue, less than a mile from Yiewsley High street with its excellent selection of shops, restaurants, bars and transport links including West Drayton Station with its Elizabeth Line and National Rail services leading into the heart of London and beyond. The M4, M25, Heathrow Airport, Hillingdon Hospital and Stockley Business Park are also just a short drive away.



# Kensington House UB7

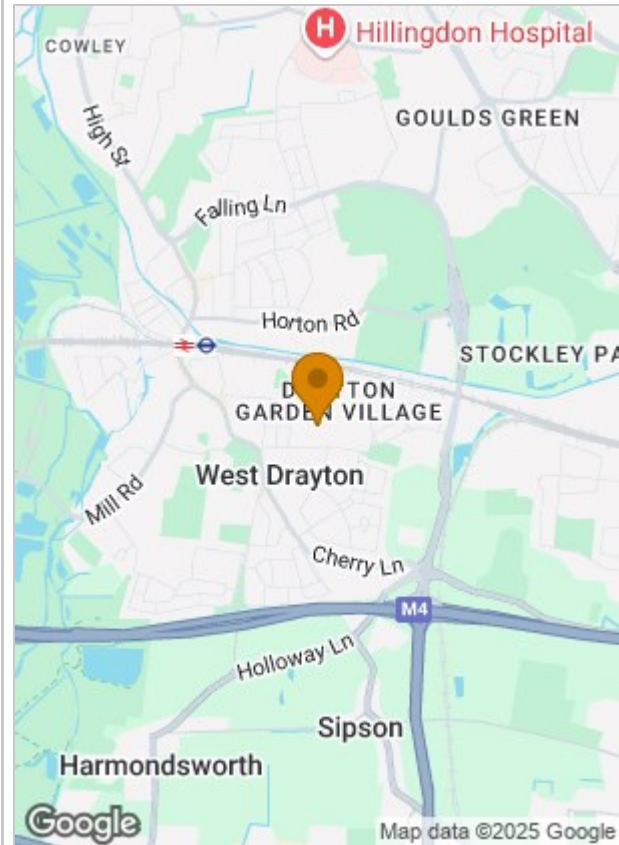
Approximate Gross Internal Floor Area = 54.3 sq m / 585 sq ft



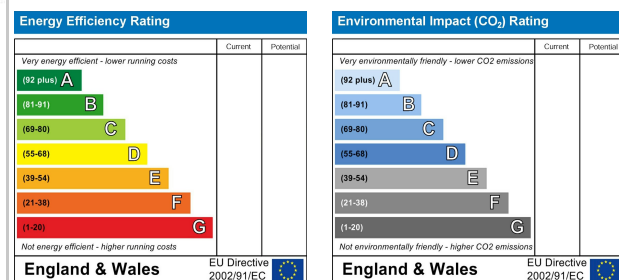
## Fourth Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

## Area Map



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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