

Flat 39, Lexington House 35 Park Lodge Avenue UB7 9FJ

£1,325 Per Calendar Month Furnished

- Permit parking for one car included • Modern fitted kitchen • Use of Gym • 24 hour Concierge • Much favoured Park West development • Own balcony • Communal gardens

A double bedroom Manhattan style third floor apartment to rent furnished. The apartment has the benefit of double glazing, electric heating, well tended communal grounds, entry phone and permit parking for one car included, use of the fitness centre & 24 hour Concierge service. The accommodation comprises an entrance hall with luxury bathroom off and opening into the open plan lounge/dining room with fitted kitchen including appliances, door to balcony and sliding doors to the double bedroom with wardrobe space. The Stockley Business Park, London Heathrow Airport, the motorway network are within easy motoring distance and the Elizabeth Line station is nearby. Council tax band C. Based on the rent of £1,325.00 a deposit of £1,528.00 will be required (equivalent of five weeks rent). Available from 18th August 2025 on a 12 month tenancy.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	84
EU Directive 2002/91/EC		

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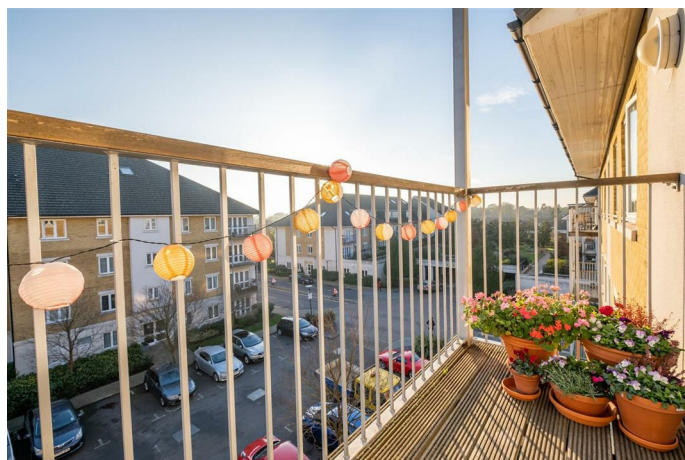
RWHITLEY & CO

Est. 1938



TOTAL APPROX. FLOOR AREA 468 SQ.FT. (43.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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For clarification we wish to inform prospective tenants that we have prepared these particulars as a general guide only. No responsibility is taken for any errors, omissions or mis-statements. The property may be left furnished, part furnished or unfurnished and it should not be assumed that the furnishings, floor coverings (including fitted carpets), curtains, blinds and other window dressings, furnishing (fitted or otherwise) and the white goods as seen at the time of viewing are to be included in the tenancy. These particulars do not constitute any part of an offer or contract and are issued upon the understanding that all negotiations are conducted through R Whitley & Co.



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