



**Uxbridge Road, Ealing, W5**

Asking Price: £500,000

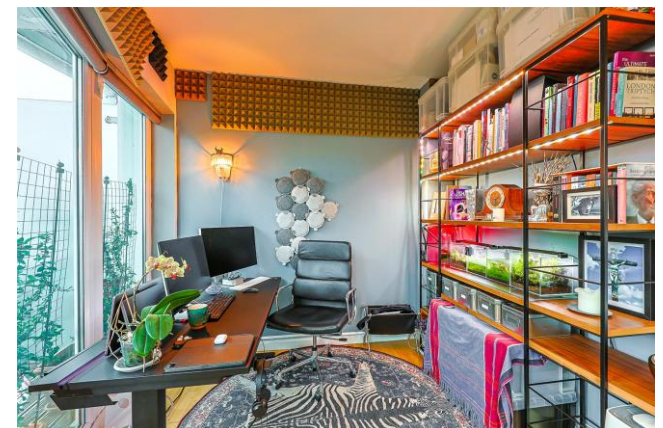
Benham  
& Reeves

# Uxbridge Road, Ealing, W5

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

**\*\*Cash Buyers Only\*\*** This well presented first floor apartment spans an impressive 900 square feet (approx.) and has a curved glass wraparound balcony offering further space for outdoor seating and far reaching views. The 21ft open-plan reception room is flooded with natural light and boasts a separate kitchen with integrated appliances and granite worktops. Both bedrooms are well sized with fitted wardrobes, the principle bedroom has the added luxury of an ensuite shower room. Further benefits of this immaculate home include a stylish three piece bathroom, fitted air conditioning units, secure parking for one car and no onward chain.

Set in a secure, gated development, there is covered allocated car parking and resident's enjoy access to one of Ealing's premier gyms, Eden Fitness, complete with a spa and heated swimming pool. Cavalier House provides residence with 24-hour portage service and is perfectly positioned for the vibrant bars, restaurants, boutique shops, and amenities of Ealing Broadway, including Ealing Picturehouse cinema. Excellent transport links are within easy reach, including the London Underground (Central and District Lines), National Rail, and the Elizabeth Line (Crossrail) from Ealing Broadway. West Ealing train station is also located nearby.

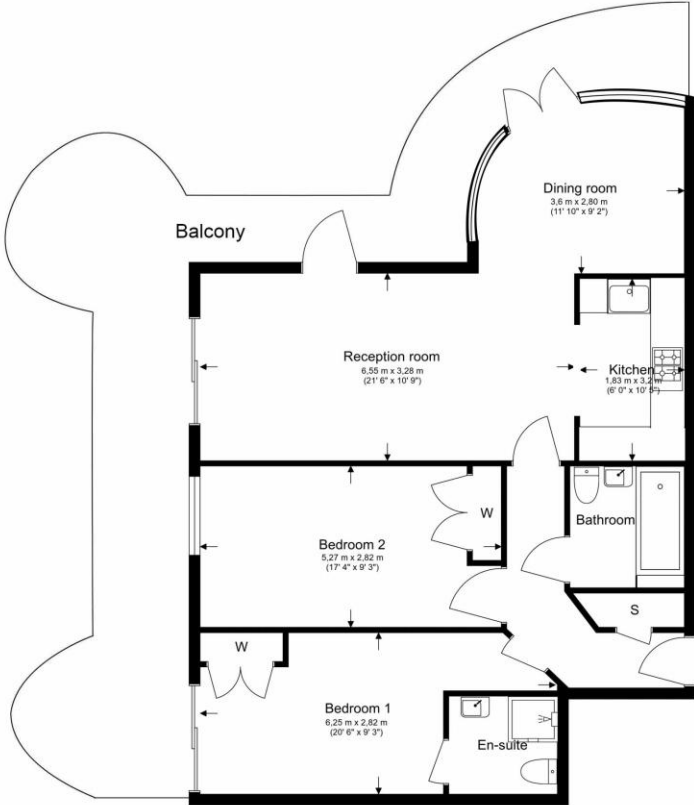




## Property Features:

- Cash Buyers Only
- Chain Free
- One Allocated Parking Space
- Private East Facing Balcony
- First Floor
- 900 Square Feet (Approx.)
- 24 Hour Concierge Desk
- Ealing Broadway Station (Central, District, & Elizabeth Line)

**First Floor**  
 Total Gross Internal Area  
 83.6 Sq/m - 900 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Terms & Conditions:

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

Asking Price:	£500,000
Tenure:	Leasehold Expires 23/06/2128 Approximately 102 Years Remaining
Ground Rent:	£500.00 (per annum) For the year of 2025
Service Charge:	£4,874.67 (per annum) For the year of 2025
Anticipated Rent:	£2,000.00 pcm Approx. 4.8% Yield

## Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA230322

T: 020 8280 0140

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

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