



**Uxbridge Road, Ealing, W5**

Price Reduced to: £448,000

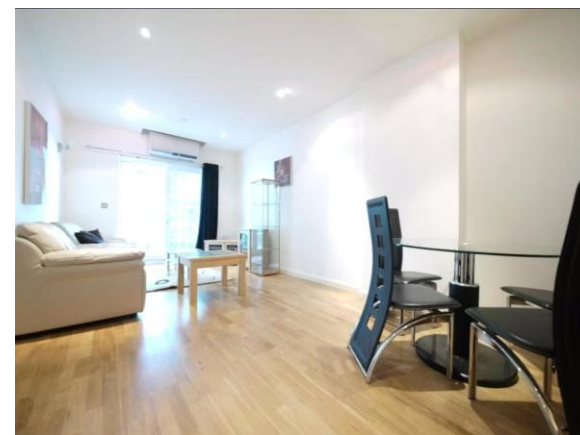
 Benham  
& Reeves

# Uxbridge Road, Ealing, W5

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

**\*\*Secure Parking Space Included\*\*** A bright and airy two bedroom apartment situated on the second floor within a sought after development. The property spans circa. 713 square feet and benefits from two bathrooms, large private balcony and communal lift. Additional benefits include air conditioning, concierge service and onsite gym (discounted rates apply).

Under half a mile from Ealing Broadway where there are many restaurants, bars, boutique shops and convenience stores. Transport links include Ealing Broadway tube station (Central Line, District Line & Elizabeth Line) with many local bus routes.





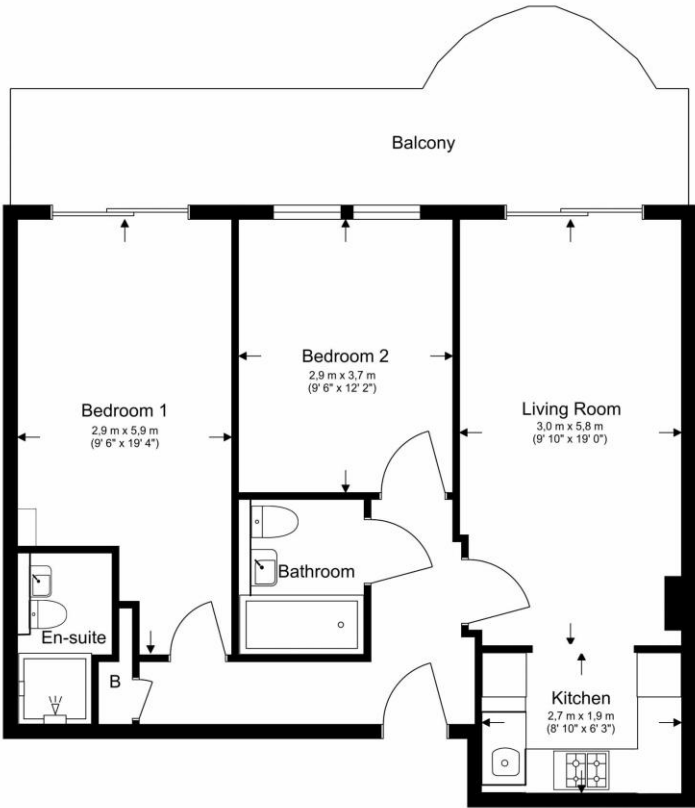


## Property Features:

- Secure Parking Space Included
- Two Bedroom Apartment
- Two Bathrooms
- Circa. 713 Square Feet
- Private Balcony
- 24 Hour Concierge Desk
- Ealing Broadway Station (Central, District, & Elizabeth Line)
- Eden Fitness Onsite



Total Gross Internal Area  
66.3 Sq/m - 713 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	86 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.

Price Reduced to:	£448,000
Tenure:	Leasehold Expires 23/06/2128 Approximately 102 Years Remaining
Ground Rent:	£500.00 (per annum) For the year of 2025
Service Charge:	£4,910.00 (per annum) For the year of 2025
Anticipated Rent:	£0.00 pcm Approx. 0.0% Yield

### Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: EAL250003

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