



Uxbridge Road, Ealing, W5

Asking Price: £400,000

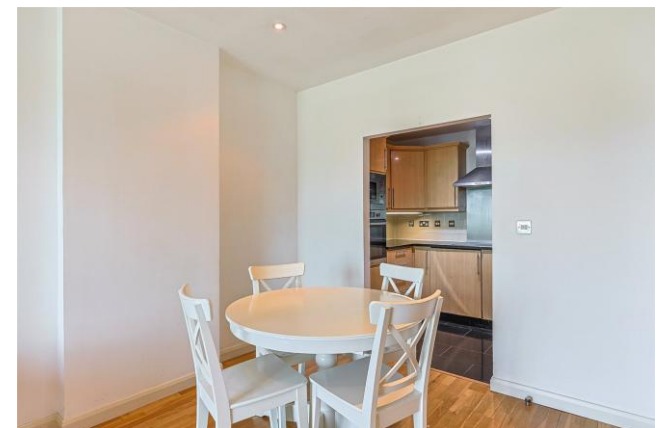
Benham & Reeves

Uxbridge Road, Ealing, W5

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

****Cash Buyers Only**** ****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.

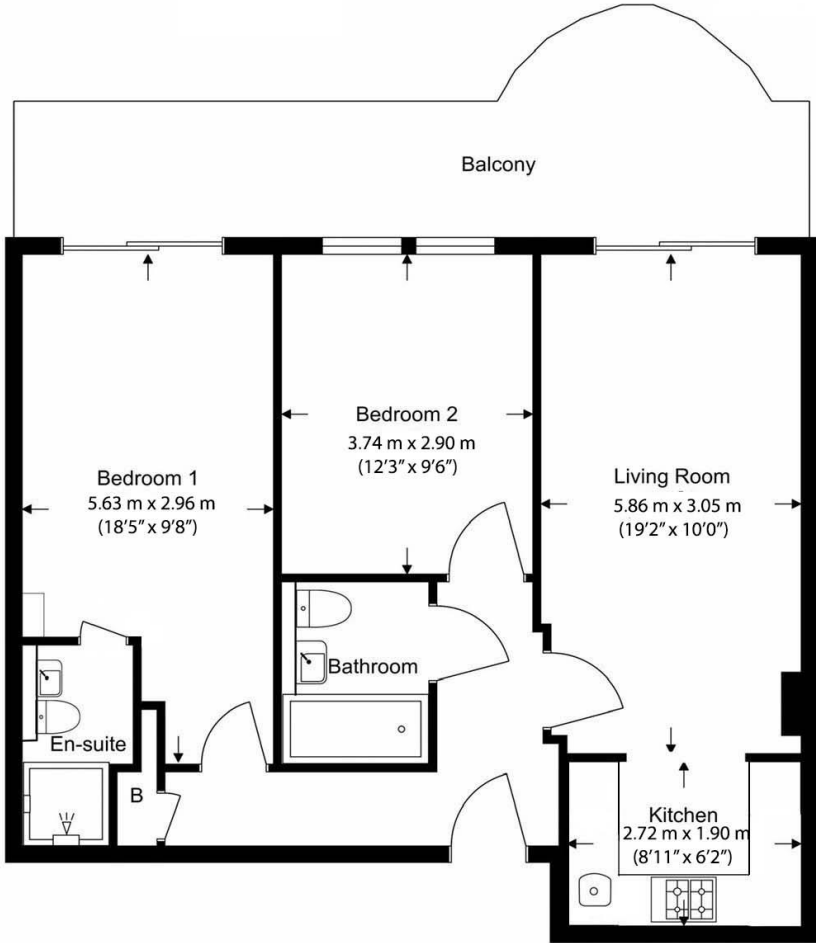




Property Features:

- ****Cash Buyers Only****
- Secure Parking Space Included
- Two Bedroom Apartment
- 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



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		



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.

Terms & Conditions:

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

Asking Price:	£400,000
Tenure:	Leasehold Expires 23/06/2128 Approximately 102 Years Remaining
Ground Rent:	£500.00 (per annum) For the year of 2026
Service Charge:	£4,910.00 (per annum) For the year of 2026
Anticipated Rent:	£2,400.00 pcm Approx. 7.2% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: EAL250003

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Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

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