



WOODGRANGE HOUSE, UXBRIDGE ROAD, LONDON, W5 OIEO £425,000 LEASEHOLD

Lease: lease currently being extended - (approx. 167 years remaining)

Ground rent: Peppercorn

Service Charge: £3,735.08 per annum

(Information Supplied by vendor)

EPC: B

Council Tax Band: E

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DESCRIPTION:

Bright and spacious apartment located on the fourth floor of a secure development with lift access and situated at the rear of the building away from the main road. The property is comprised of two bedrooms, modern bathroom and an open-plan reception room with fully-equipped high specification kitchen with Bosch/Siemens integrated appliances. The flat further benefits from new boiler, updated fuse box, double-glazed windows, wood floors and secure underground parking. Offered in good decorative order and with no onward chain. The building is positioned within very close proximity to Ealing Common tube station, a variety of local amenities and the open green space of The Common.



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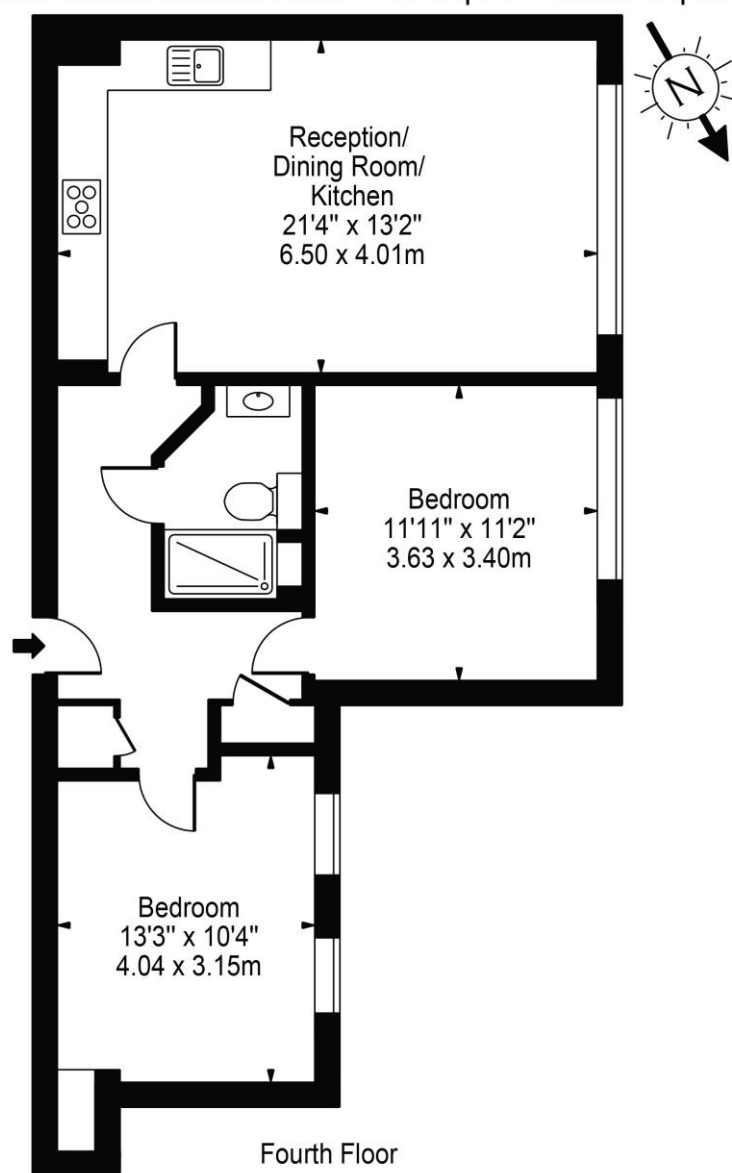
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Woodgrange House, W5

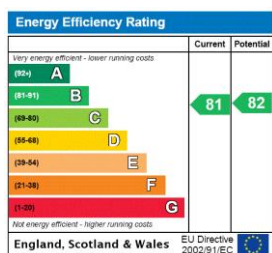
Approx. Gross Internal Area 714 Sq Ft - 66.33 Sq M



For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Leasehold

Term: 167 year and 0 months

Service Charge: £3,735.08 (subject to increase)

Ground Rent: Peppercorn

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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