



## Lovelace House, Uxbridge Road, W13

**£325,000** Leasehold

A modern, spacious one-bedroom apartment with open-plan living, secure parking, communal garden and no onward chain.



### KEY FEATURES

- Very good decorative order
- Off street parking
- Communal garden
- Lift access
- Chain free sale
- Great location





## DESCRIPTION

Modern and spacious one bedroom apartment which is located within a well-maintained building. The property is in good decorative order throughout and is offered to the market with no onward chain. It comprises one double bedroom, family bathroom and a spacious open-plan reception room with fully-equipped kitchen. The property further benefits from wooden floors, double-glazed windows, lift access, secure off-street parking space and access to a communal garden.

## LOCATION

The flat is located in a popular residential area within close proximity of numerous local amenities and a variety of transport links including the Elizabeth Line from West Ealing station (0.3 miles). The open green spaces of Dean Gardens and Walpole Park are also close by.





## MATERIAL INFO

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.

**Tenure:** Leasehold

**Term:** 104 year and 3 months

**Service Charge:** £3,051.72 per annum (subject to increase)

**Ground Rent:** £250 per annum (subject to increase)

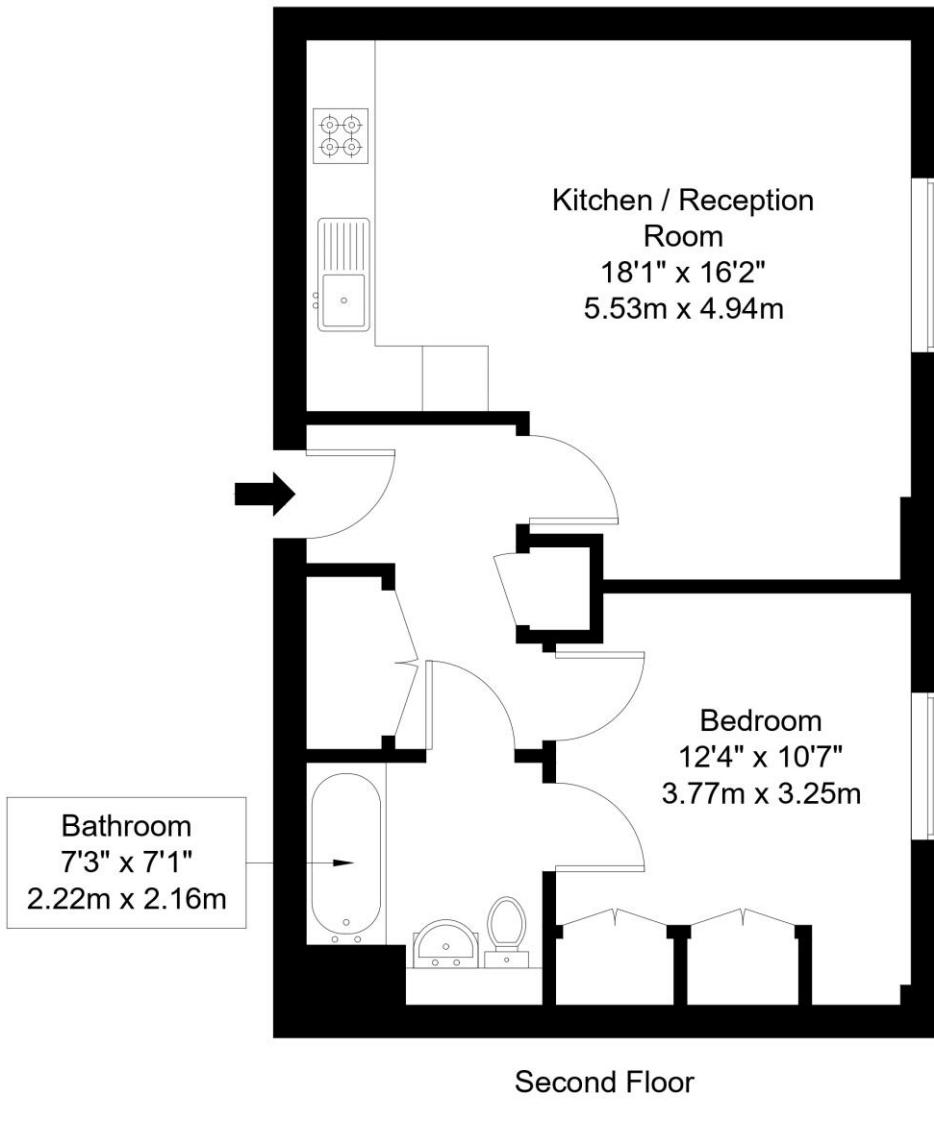
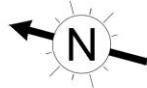
**Council Tax Band:** C

**EPC rating:** B

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

# Uxbridge Road, W13 8RB

Approx Gross Internal Area = 48.83 sq m / 526 sq ft



Second Floor

Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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