

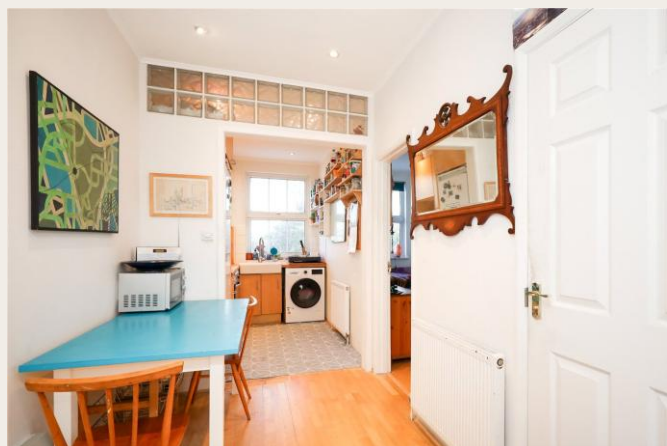


Uxbridge Road, W3  
£525,000 *Share of Freehold*

2  1  1 

#### KEY FEATURES

- Off Street Parking
- Share Of Freehold
- First Floor
- 0.2 Miles to Ealing Common(Piccadilly, District)
- 0.6 Miles to Acton Town(Piccadilly, District)
- 0.8 Miles to West Acton(Central)



Ealing & Acton

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## DESCRIPTION

A well-proportioned two-bedroom flat extending to just over 600 sq ft, situated on the first floor of a converted maisonette building. The property would benefit from a cosmetic uplift, offering an excellent opportunity to personalise and add value.

Accommodation comprises a generous principal bedroom to the front, with a well-sized second bedroom to the rear, ideal for use as a guest room or home office. The reception/dining room and kitchen are arranged as separate spaces, providing a practical and comfortable layout.

Further benefits include an off-street parking space and a share of freehold, making this an appealing prospect for both owner-occupiers and investors alike.







## MATERIAL INFO

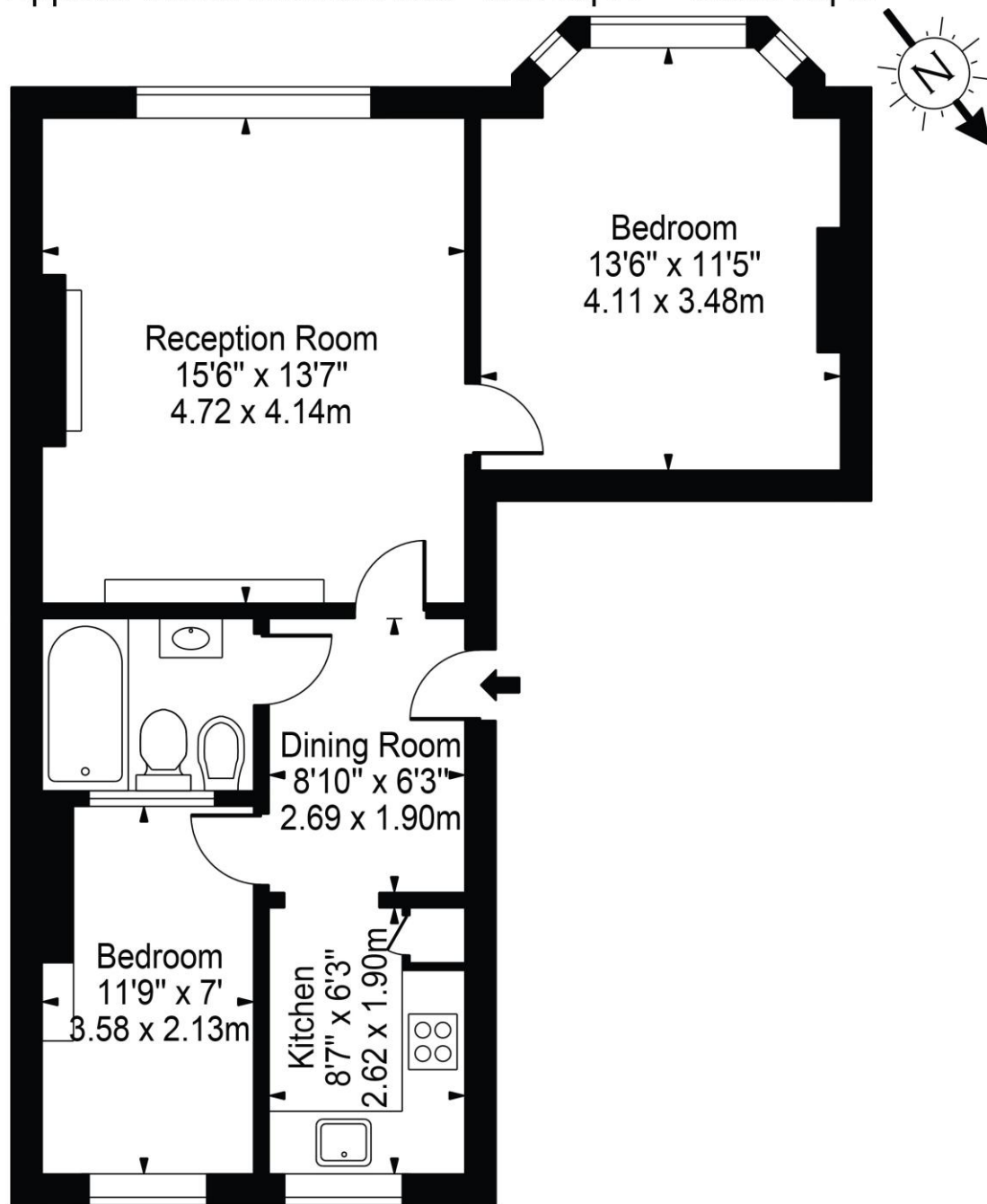
**Tenure:** Share of Freehold  
**Term:** N/A  
**Service Charge:** £1200 per annum  
**Ground Rent:** Nil  
**Council Tax Band:** C  
**EPC rating:** C

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Uxbridge Road, W3

Approx. Gross Internal Area 602 Sq Ft - 55.93 Sq M



## First Floor

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.

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