



LOVELACE HOUSE, UXBRIDGE ROAD, LONDON, W13
£425,000 LEASEHOLD

Lease: 125 years from 2005 (approx. 105 years remaining)

Ground rent: £275.00 per annum

Service Charge: £3,453.96 per annum

(Information Supplied by vendor)

EPC: C

Council Tax Band: E

Ealing & Acton | 0208 896 0123 | ealing@winkworth.co.uk

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DESCRIPTION:

Modern and spacious two 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 two double bedrooms, family bathroom and a spacious open-plan reception room with fully-equipped kitchen. The property further benefits from wood floors, double-glazed windows, lift access and a secure off-street parking space. 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. The open green spaces of Dean Gardens and Walpole Park are also close by.



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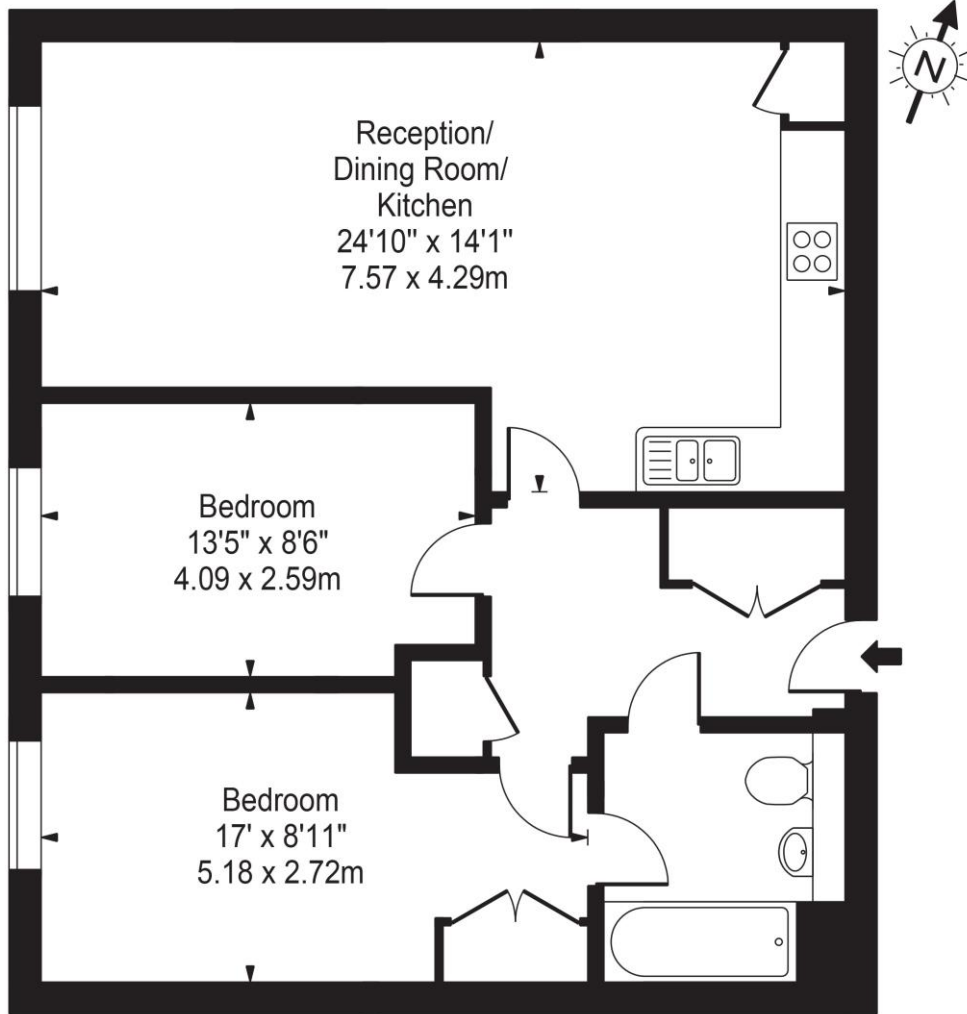


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Lovelace House, W13

Approx. Gross Internal Area 731 Sq Ft - 67.91 Sq M



Fifth 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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	71	71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 105 year and 2 months

Service Charge: £3,453.96 per annum (subject to increase)

Ground Rent: £275.00 per annum (subject to increase)

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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