



**ALPHA HOUSE, UXBRIDGE ROAD, W5**  
**£1,100,000 LEASEHOLD**

Lease: 999 years from 2015 (approx. 989 years remaining)

Ground rent: £400 per annum

Service Charge: £5,179.21 per annum

*(Information Supplied by vendor)*

**EPC: C**

**Council Tax Band: F**

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

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## DESCRIPTION:

This stunning three-bedroom, two-bathroom penthouse offers 120 square meters of luxurious living space, situated on the 5th floor of a modern, newly-built development. Ideally located just a short walk from Ealing Common Tube Station, this property offers both convenience and style. The spacious open-plan design creates a bright and airy atmosphere, perfect for both relaxing and entertaining. A standout feature of the penthouse is the expansive balcony, extending the full length of the property, providing ample space for outdoor dining and enjoying the surrounding views. The principle bedroom is a true sanctuary, featuring a private en-suite bathroom and a walk-in dressing area, offering a perfect retreat. With contemporary finishes throughout, this home combines comfort with sophistication, offering a perfect blend of modern living and prime location.



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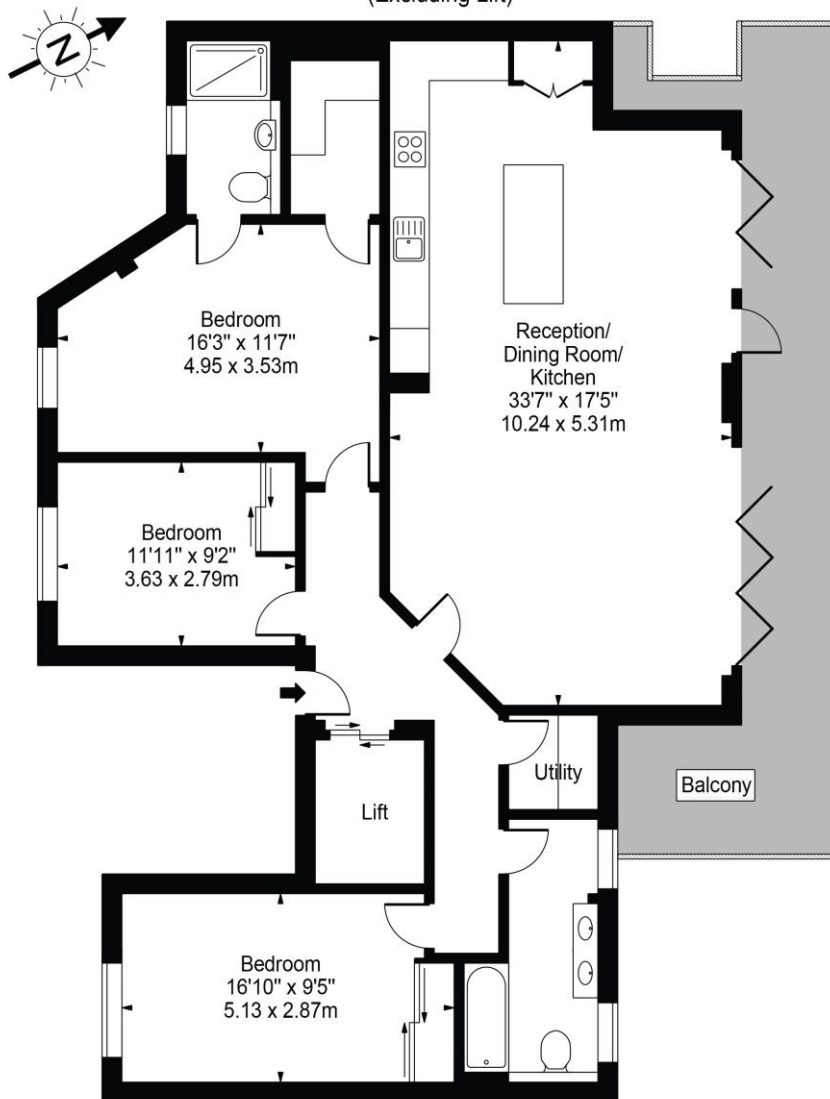


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# Alpha House, W5

Approx. Gross Internal Area 1298 Sq Ft - 120.59 Sq M  
(Excluding Lift)



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			
(92-100) A			
(81-91) B			
(69-80) C		72	72
(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:** 989 year and 1 months

**Service Charge:** £5,179.21 per annum (subject to increase)

**Ground Rent:** £400 per annum (subject to increase)

**Council Tax Band:** F

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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