



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Asking Price £450,000

TENURE : LEASEHOLD

Uxbridge Road, London, W7

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Two Bedrooms / One Bathroom

61 sqm - 657 sqft

Walking distance to West Ealing Station (Elisabeth Line)

Private Garden

Nearby Local Shops

Ideal First Time Buy or Investment Property

Metropole Properties
 33 Southwick Street, London, W2 1JQ
 sales@metropoleproperty.com | 02072625844
 Website: metropoleproperty.com

METROPOLE
PROPERTIES

Metropole Properties are pleased to offer to the market this 2 bedroom, ground floor flat with a private garden in West Ealing.

Consisting of two bedrooms, a bathroom, kitchen and private garden and spanning over 61 sqm (approx), the property is ideal for a investor or for a first time buyer.

The property is located a stone throw away from the local high street which is home to a variety of shops, restaurants, cafes and offers excellent amenities.

The property is 0.6 miles away from West Ealing Station, which consists of the new Elizabeth Line and Thameslink providing great access to London and its outskirts. Nearby transport links include Hanwell Station (Elizabeth Line) and Drayton Green (Thameslink) are all within walking distance.

More photos and information of the property is to follow.

Asking Price: £450,000 Subject to Contract

1. AML regulations:

Intending purchasers will be asked to produce identification documentation at a later stage.

2. General:

While we endeavor to make our sales particulars accurate, fair, and reliable, these are only a description and general guide to the property. Kindly contact our office should you require further details or clarification before requesting a viewing and we will be pleased to check the position for you.

3. Particulars:

These particulars are issued in good faith. However, Particulars do not constitute representations of fact and do not form part of any offer or sale contract. The matters referred to in the particulars should be independently verified by prospective buyers.

4. Measurements:

The measurements indicated in the description and on the floor plans are supplied for guidance only and as such must be considered incorrect.

5. Services:

Please note that we have not tested the services or any of the appliances in this property. Therefore, we strongly advise prospective buyers to conduct their own surveys or service reports before finalizing their purchase.



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