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**412 CAVALIER HOUSE  
UXBRIDGE ROAD, EALING W5 2SS  
Map Ref: E4**

**A SPACIOUS 1 BEDROOM APARTMENT  
WITH SECURE GATED PARKING IN THE HEART OF EALING**



Superbly located, only a short stroll from Ealing Broadway Town Centre and Station beyond [District & Central line tubes plus mainlines to Heathrow and Paddington, with Crossrail arriving soon]. This spacious apartment has been the home of our client for many years and has been lovingly maintained and cared for during that time.

Located on the *4<sup>th</sup>* floor of this iconic development, with lifts servicing all levels. This incredibly large *one bedroom apartment has an open plan living/dining area with a modern fitted kitchen, a spacious double bedroom and a swish family bathroom.* Presented in excellent condition, with hard wood flooring throughout and benefitting from a modern combination heating/air conditioning system. The flat also benefits from secure *gated parking* and use of the *large communal roof terrace*. The accommodation is described in more detail as follows:

**COMMUNAL ENTRANCE HALL**

Concierge. Lifts to all floors.

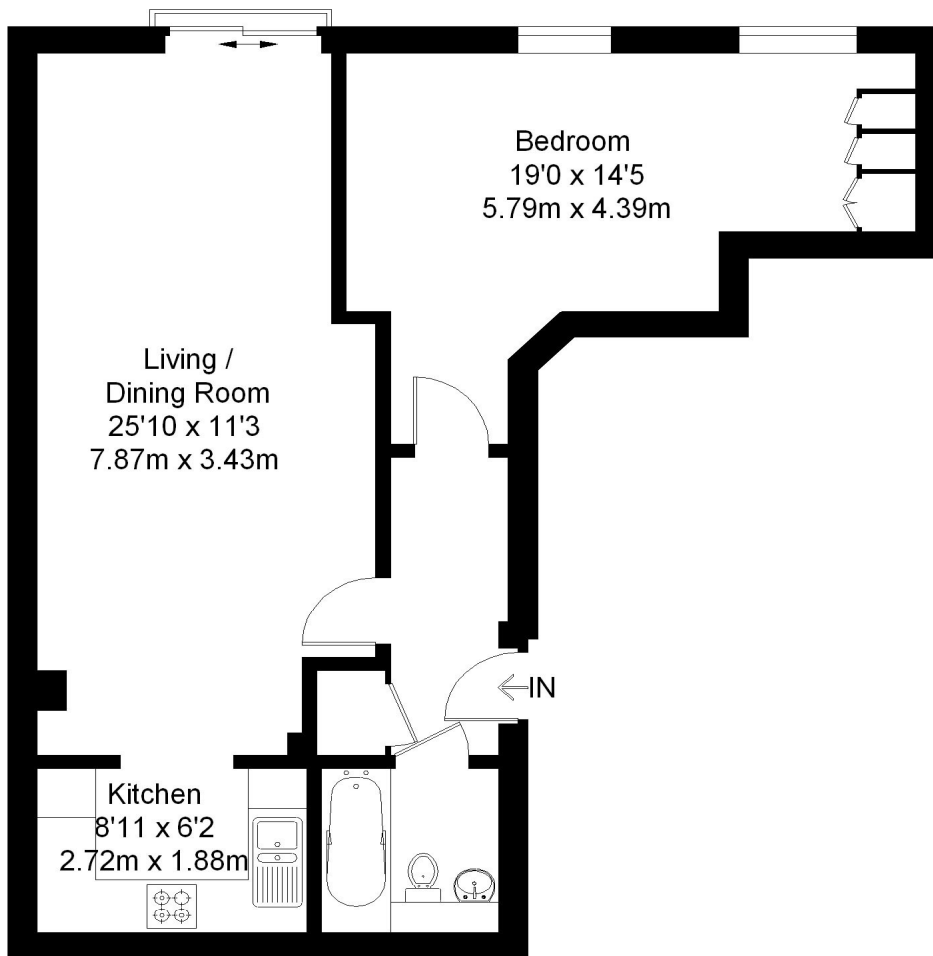
**FOURTH FLOOR**

**ENTRANCE HALL**

Video Entry-phone. Storage cupboard. Hardwood flooring.

# 412 Cavalier House Uxbridge Road Ealing W5

Approximate Gross Internal Area  
625 sq ft / 58.1 sq m



## Fourth Floor

Cube Property Marketing © 2016  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



**LIVING & DINING ROOM** 25'10 x 11'3 [7.87m x 3.43m] Large double glazed window with "Juliet Balcony." Air conditioning & warm air heating system. Hardwood flooring.

**KITCHEN:** Range of wall and floor cupboards with granite work surfaces plus inset stainless steel sink. Inset "Neff" hob. Integrated "Neff" appliances including large fridge freezer, oven and matching microwave, dishwasher & washing machine. Tiled floor & tiled splash-backs.

**BEDROOM** 19' x 14'5 [5.79m x 4.39m] Twin double glazed windows. Fitted wardrobes. Air conditioning & warm air heating system. Hardwood flooring.

**BATHROOM** White suite of panelled bath with shower over. Chrome heated ladder towel rail. Pedestal wash hand basin. Low level WC. Fully tiled walls. Tiled floor.

**OUTSIDE**

Allocated parking space in secure gated car park.

Use of communal roof terrace.

Discount membership to *Eden Fitness Club* on the lower ground floor of Cavalier House.

**PRICE £465,000 LEASEHOLD**

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Council Tax Band: D

Lease: 115 years approx.

Ground Rent £500.00 pa

Service Charge: Approx £120.00 pcm

This property has an EPC rating of T.B.C  
A full EPC is available on our website or on request

JK/sp



