



## UXBRIDGE ROAD, LONDON, W3 £695,000 SHARE OF FREEHOLD

Share of Freehold: 999 Years from 2013 (Approx. 987 Years Remaining)  
Ground rent: £N/A Per Annum  
Service Charge: £1620.72 Per Annum  
(Information Supplied by vendor)

EPC: D  
Council Tax Band: C

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## DESCRIPTION:

Expansive two bedroom split-level apartment set within a converted period house and offered to the market with no onward chain. Oozing with character, the property is in very good condition throughout and benefits from a private rooftop terrace. It comprises two double bedrooms, two bathrooms, sizeable reception room and a fully-equipped kitchen. The flat also features high ceilings, wooden floors and double-glazed windows.

The property is conveniently positioned within close proximity to numerous amenities and a variety of transport links as well as the open green space of Twyford Gardens.



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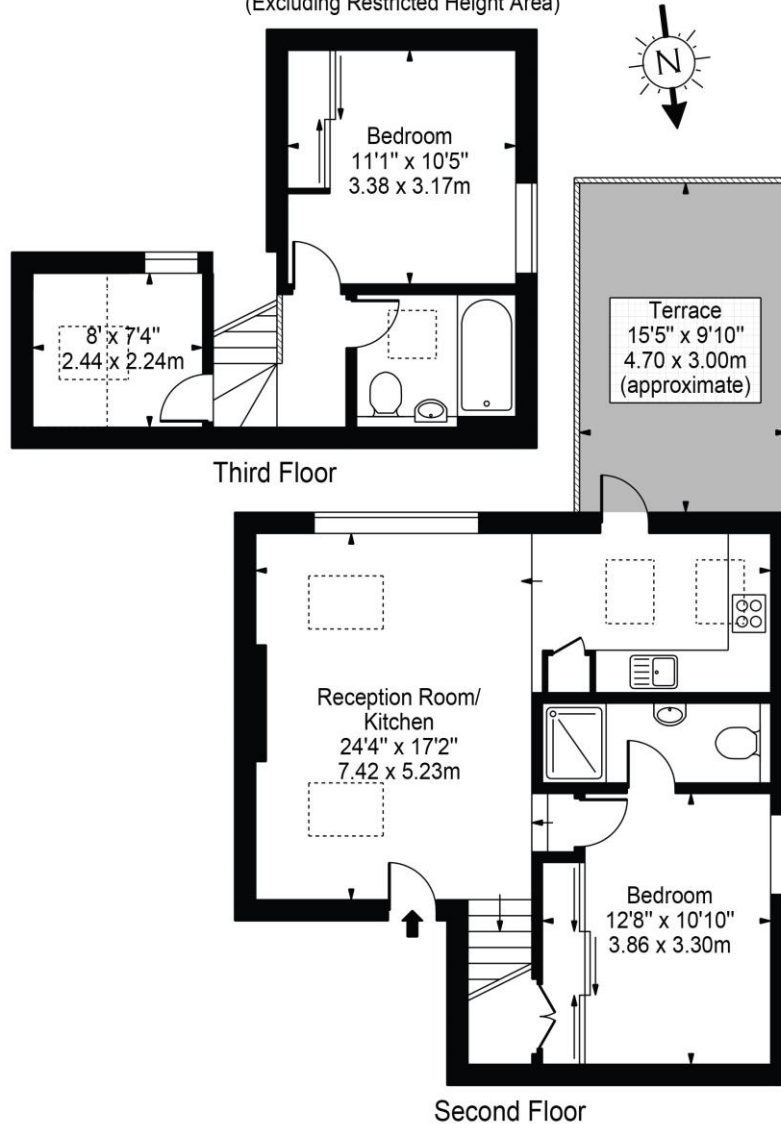
## Uxbridge Road, W3

Approx. Total Internal Area 802 Sq Ft - 74.51 Sq M

(Including Restricted Height Area)

Approx. Gross Internal Area 779 Sq Ft - 72.37 Sq M

(Excluding Restricted Height Area)



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		
(55-68)	D	62	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Share of Freehold

**Term:** 987 year and 3 months

**Service Charge:** £1620.72 per annum (subject to increase)

**Ground Rent:** £N/A per annum (subject to increase)

**Council Tax Band:** 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.

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