

## ARC TOWER, UXBRIDGE ROAD, LONDON, W5 £625,000 LEASEHOLD

Lease: 999 years from 2012 (approx. 985 years remaining)

Ground rent: £350 per annum

Service Charge: £4,800 per annum

*(Information Supplied by vendor)*

EPC: C

Council Tax Band: E

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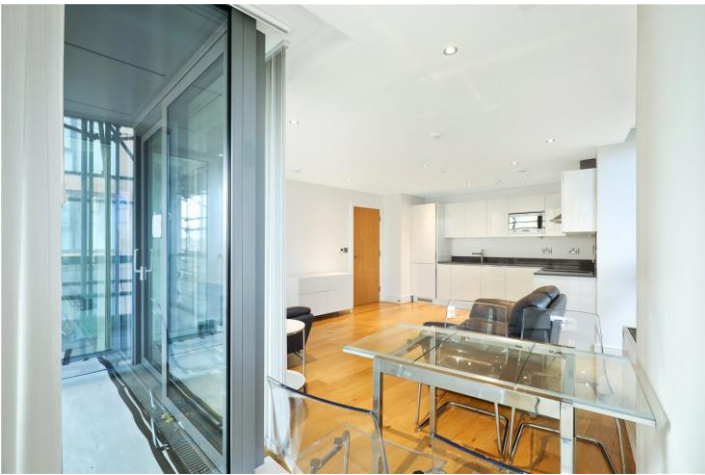
## DESCRIPTION:

This spacious two-bedroom fifth-floor flat offers over 825 square feet of modern living space, designed with style and comfort in mind. The property features a bright and open-plan layout, with contemporary finishes throughout. There are two well-proportioned bedrooms, including a stylish en-suite to the master bedroom and a separate family bathroom. The flat also boasts a generous balcony, perfect for enjoying outdoor space. Cladding repairs are currently underway, with expected completion around September, ensuring the building is fully updated. With its ideal location and modern interior, this flat presents an excellent opportunity for those seeking a comfortable and contemporary home.



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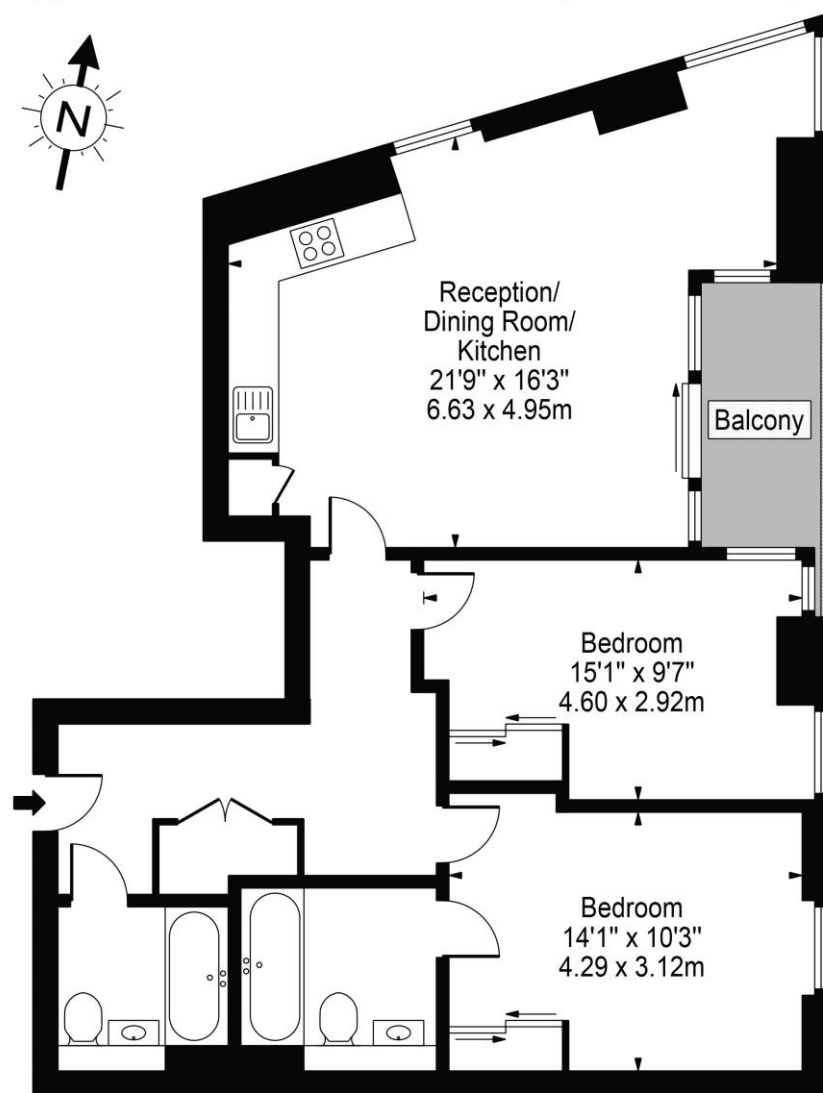
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# Arc Tower, W5

Approx. Gross Internal Area 829 Sq Ft - 77.02 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.

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

**Tenure:** Leasehold

**Term:** 985 year and 11 months

**Service Charge:** £4,800 per annum (subject to increase)

**Ground Rent:** £350 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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