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161 ARC TOWER, 32 UXBRIDGE ROAD, EALING, W5 2SN

**A FABULOUS 3/4 BEDROOM PENTHOUSE STYLE APARTMENT IN THIS
ICONIC BUILDING WITH BREATH TAKING
VIEWS ACROSS CENTRAL LONDON**



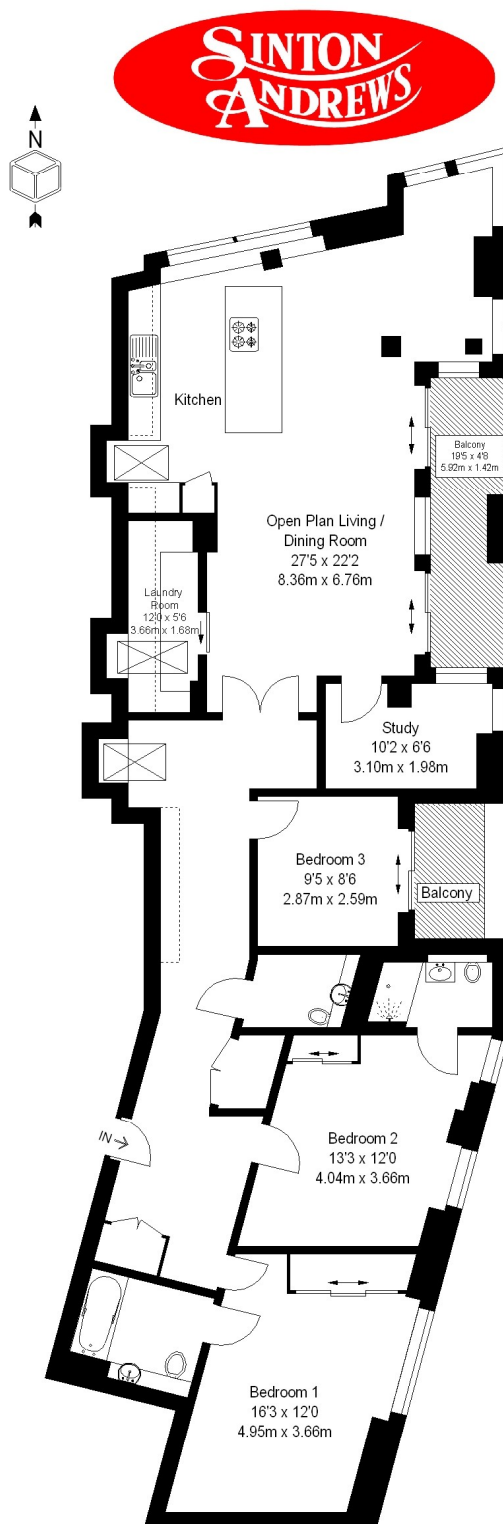
Approached via automatic lifts, this beautifully presented modern 16th floor apartment has a *large open plan kitchen / dining area open to a bright and airy double height living space with direct access to the sun terrace and magnificent views across central London. It has three double bedrooms, a study/bedroom four, two bathrooms, a cloakroom and a laundry cum larder.* This property also benefits from a *secure underground parking space* and a professional concierge service.

Arc Tower is a highly desirable modern development set in the *heart of Ealing Broadway*, only a stone's throw from the varied amenities that *Ealing Broadway Town Centre* has to offer including an abundance of shops, restaurants, cafe's, coffee shops and the BALI award winning Walpole Park. *Ealing Broadway and West Ealing Stations*, with their already excellent tube and rail connections and soon to benefit from the *Crossrail/Elizabeth Line*, are both only a short stroll away. The property is described in more detail as follows:

FOYER: Grand double volume reception with concierge. Twin automatic lifts to all floors.

161 Arc Tower Uxbridge Road, Ealing W5

Approximate Gross Internal Area
1507 sq ft / 140.0 sq m



= Reduced headroom
below 1.5 m / 5'0"

Sixteenth Floor

Cube Property Marketing © 2017
Illustration for identification purposes only,
measurements are approximate, not to scale.

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|------------------------------|--|
| ENTRANCE HALL | Video entryphone system. Two storage cupboards. Hardwood flooring. |
| CLOAKROOM | Back to wall W.C. Wash hand basin. Large mirror. Part tiled walls. Tiled floor. |
| BEDROOM 1 | 16'3" x 12'0" (4.95m x 3.66m) Fitted wardrobes. Large floor to ceiling double glazed window. EN SUITE: White suite of panelled bath with shower mixer over. Back to wall W.C. Wash hand basin in vanity unit. Mirrored cabinet. Chrome ladder heated towel rail. Fully tiled walls. Tiled floor. |
| BEDROOM 2 | 13'3" x 12'0" (4.04m x 3.66m) Floor to ceiling double glazed windows. Fitted wardrobes. EN SUITE: White suite of enclosed shower cubicle with thermostatically controlled shower. Back to wall W.C. Wash hand basin. Chrome ladder heated towel rail. Mirrored cabinet. Fully tiled walls. Tiled floor. |
| BEDROOM 3 | 9'5" x 8'6" (2.87m x 2.59m) Large floor to ceiling double glazed window. Door leading to private balcony with glorious views across Ealing and central London beyond. |
| BEDROOM 4 / STUDY | 10'2" x 6'6" (3.10m x 1.98m) Lofty double volume room with floor to ceiling windows and glorious views. |
| PRINCIPAL LIVING AREA | 27'5" x 22'2" (8.36m x 6.76m) <i>Max.</i> Fantastic open plan living room with double height ceiling. Floor to ceiling double glazed window and double glazed doors to sun terrace with spectacular views across Central London. Hardwood flooring. <i>Open to:-</i> |
| KITCHEN / DINING AREA | Spacious kitchen / dining area with floor cupboards and ample worksurface. Inset stainless steel sink. Integrated dish washer and fridge freezer. Integrated microwave oven. Feature island with integrated hob and electric oven under and hanging extractor fan over. Granite worksurface and breakfast bar. Hardwood floor throughout. Floor to ceiling windows in dining area. |
| LAUNDRY ROOM/ PANTRY | Range of floor and wall cupboards with ample worksurface. Plumbing for washing machine. Space for drier. Velux window. Hardwood flooring. |

OUTSIDE

Secure underground parking.

Fantastic communal viewing gallery and entertainment space on top floor offering spectacular views across Ealing and Central London.

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

PRICE: £1,260,000 LEASEHOLD

LEASE: 999 years from January 2012

GROUND RENT: £330.00 pa

SERVICE CHARGE: Approximately £3,000.00 p.a.

JK/l0

