



MERRYFIELD COURT, UXBRIDGE ROAD, EALING, LONDON, W3

Guide Price: **£325,000**



 Leslie & Co





About the property

Step into the bustling heart of Acton and discover Merryfield Court, a contemporary and sought-after development perfect for those taking their first leap onto the property ladder. This one-bedroom flat, offers a stylish and spacious urban retreat boasting over 500 sq ft of modern living space.

As you enter via the secure intercom entrance, you'll feel an immediate sense of safety and privacy, a luxury in the vibrant city surroundings. The inclusion of a lift in the building ensures ease of access to your new home, providing a touch of convenience to your daily life.

Inside, the flat greets you with a bright and airy ambience, the result of thoughtful design and an open-plan layout. The bedroom is a comfortable sanctuary, promising restful nights with its tranquil setting. The adjacent bathroom is sleek and functional, featuring contemporary fixtures and finishes.



Key features

- Popular Modern Building
- No Onward Chain
- Lift in Building
- Secure Intercom Entrance
- Over 500 SQ FT
- Fantastic Transport Links
- Excellent Local Amenities
- Close to Lovely Parks

Material information

- Tenure - **Leasehold**
- Council Tax - **Band C**
- Guide Price - **£325,000**
- Lease Start Date - **03/02/2012**
- Lease Duration - **125 years**
- Lease Years Remaining - **112 years**
- Service Charge - **£2500 yearly**
- Ground Rent - **£250 yearly**

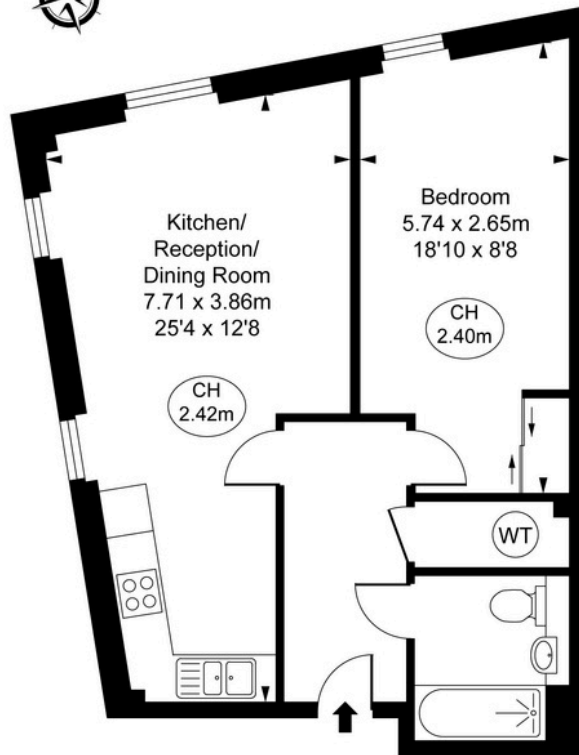


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Merryfield Court, W3
Approximate Gross Internal Area
49.29 sq m / 531 sq ft

(CH = Ceiling Heights)



Fourth Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	82

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	72	71