



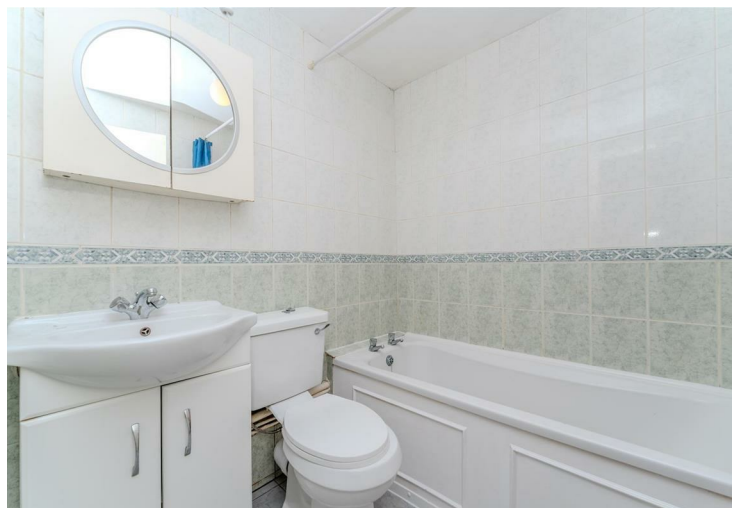
**Leasehold / Apartment**

## 6 Clare House, 49 Uxbridge Road

**£350,000**

A spacious and well presented 2 double bedroom first floor apartment, in this smart modern block on the borders of West Ealing and Hanwell with use of a communal garden, valuable garage and off road parking, plus the attraction and security of a long lease and no chain.

- Purpose built first floor apartment
- 2 double bedrooms
- Spacious south facing living room
- Fitted kitchen
- Modern bathroom
- D/g & electric heating
- Fresh neutral decor
- Communal garden
- Gated off street parking
- Garage



**Leasehold / Apartment**

**49 Uxbridge Road, W7 3PX**

**£350,000**

A spacious first floor apartment in this small private block, well managed and maintained, boasting remote, gated off street parking and the valuable asset of a garage (new up and over door). Smartly decorated throughout in a fresh neutral decor, protected by an entry-phone, featuring full double glazing and recently renewed electric heating. It features a good sized hallway with storage and airing cupboards (with a recently replaced pressurised hot water cylinder) a bright and spacious south facing living room with wood flooring, fitted kitchen and bathroom, and two double bedrooms to the rear overlooking the garden, both with built in wardrobes and wood floors. A keenly priced first home, or ideal rental investment, attractively offered with an extended lease and no onward chain.

Conveniently situated, set back on the Uxbridge Road, within easy walking distance of both Hanwell and West Ealing Broadway's with a good range of local shops, pubs, restaurants and West Ealing and Hanwell Main Line Stations (for the excellent Elizabeth Line). Regular bus services are immediately available into Ealing Town Centre and Ealing Broadway station (Central / District / Elizabeth lines) and also to Northfields for the Piccadilly line. The lovely green open spaces of Brent Valley park and golf course are also within easy walking distance as are canal-side walks along the Grand Union.

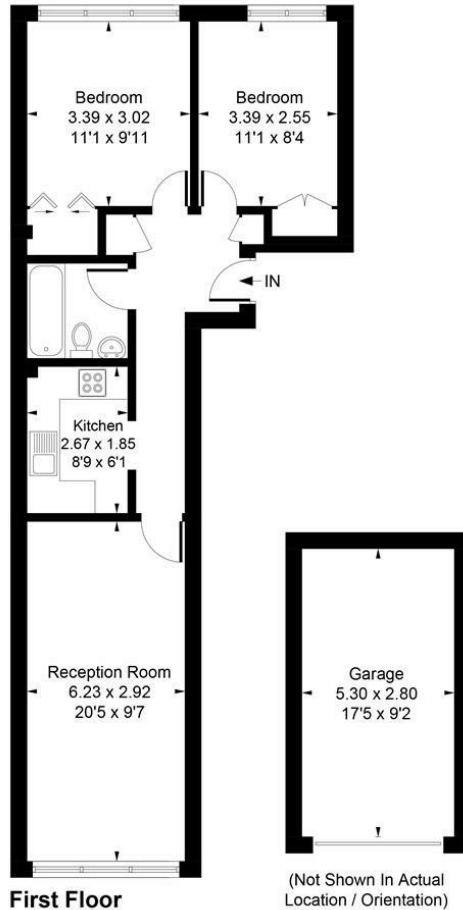


19 Greenford Avenue, Hanwell, London, W7 1LD  
020 8567 3219



**Clare House**

Approximate Gross Internal Area = 57.2 sq m / 615 sq ft  
Garage = 15.07 sq m / 162 sq ft  
Total = 72.27 sq m / 777 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Produced by [jcphotographystudio.com](http://jcphotographystudio.com)

Council Tax Band

**C**

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</b>	<b>81</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Call us on

**020 8567 3219**

[hanwellsales@sintonandrews.co.uk](mailto:hanwellsales@sintonandrews.co.uk)

[www.sintonandrews.co.uk](http://www.sintonandrews.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.