



Uxbridge Road, W3 9RH

An attractively presented two-bedroom property situated on the first floor of a modern and secure block. The property comes with private off-road parking and comprises a large open-plan living room with plenty of natural light, a fully fitted kitchen, two good-sized bedrooms, a family bathroom, a large hallway, a Juliet balcony, and communal gardens. Located within walking distance of the many shops, cafes, and restaurants along Uxbridge Road in Ealing and Acton. Excellent transport links via Ealing Common Underground Station (District and Piccadilly lines) and West Acton Underground Station (Central Line), both within walking distance. Offered unfurnished. Available 12th June. Ealing Council Tax Band E.

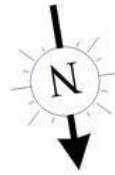
- Large Open Plan Living Room
- Two Bedrooms
- Fully Fitted Kitchen
- Family Bathroom
- Juliet Balcony
- Communal Gardens
- Modern Secure Development
- Parking
- Unfurnished
- Available 12th June

£1,995 Per Calendar Month

Uxbridge Road, W3

Approximate gross internal area

64.84 sq m / 698 sq ft



Key :
CH - Ceiling Height



First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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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		
	82	86
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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		
England & Wales		
EU Directive 2002/91/EC		

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