

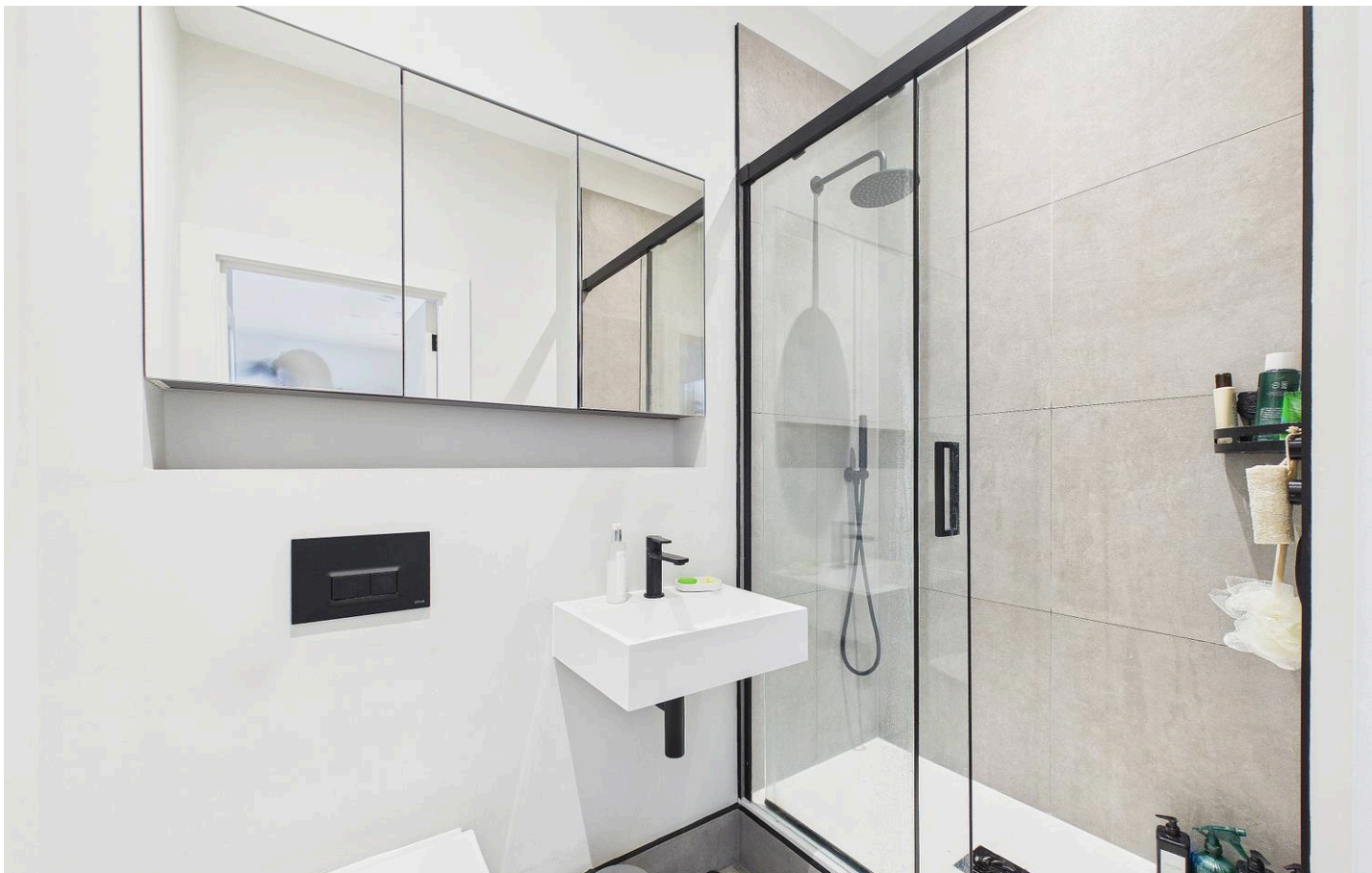


**Malt Works Apts, 281 Field End Road - HA4 9DQ**

Guide Price £300,000 | Leasehold



**LAWRENCE RAND**



## Key Features & Description

- Modern development
- Excellent condition
- Close to Tube and shops
- Open plan
- Allocated parking space

This stylish and modern one bedroom apartment located in Malt Works Eastcote, offers spacious and well-appointed accommodation throughout, ideal for first-time buyers, professionals, or investors alike.

The property boasts a bright and airy open-plan living/dining area, perfect for both relaxing and entertaining, with large windows allowing for an abundance of natural light. The property benefits from an allocated parking space.

The contemporary fitted kitchen features a range of sleek units and integrated appliances, providing both practicality and style. The bedroom benefits from wardrobes served by a well-finished shower-room.

Further benefits include ample storage space, secure entry system, and well-maintained communal grounds.

Ideally situated in Eastcote, the property is within easy reach of local shops, restaurants, and excellent transport links, including nearby Underground stations, offering convenient access into Central London.

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### **Nearest Stations**

- Eastcote Station Approx - 0.13 miles
- Ruislip Manor Station Approx - 0.7 miles
- Rayners Lane Station Approx - 1.1 miles

### **Verified Material Information:**

Council Tax band: C

EPC Energy Efficiency Rating: D

Service charge £1500 per annum

### **Suppliers:**

Electricity supply: Mains, Water supply: Mains  
water, Sewerage: Mains

Heating: Electric

### **Broadband & mobile coverage:**

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone -  
Excellent, Three - Excellent, EE - Excellent





## Lawrence Rand

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