



Cavalier House, Uxbridge Road, London, W5 2SS

**Welcome to
Cavalier House, Uxbridge Road,
London**

A wonderful opportunity to purchase a well-presented, second floor apartment situated in the heart of Ealing and moments away from local amenities, a variety of transport links and open green spaces including the popular Walpole Park. The property offers a 19' reception & modern kitchen with integrated appliances and direct access to the private large balcony, a 19' main double bedroom with an en-suite bathroom also with access to the private balcony, a second double bedroom, and a modern family bathroom. Other benefits include air conditioning throughout the flat, no onward chain, residents' intercom system, onsite lifts, concierge and an allocated parking space

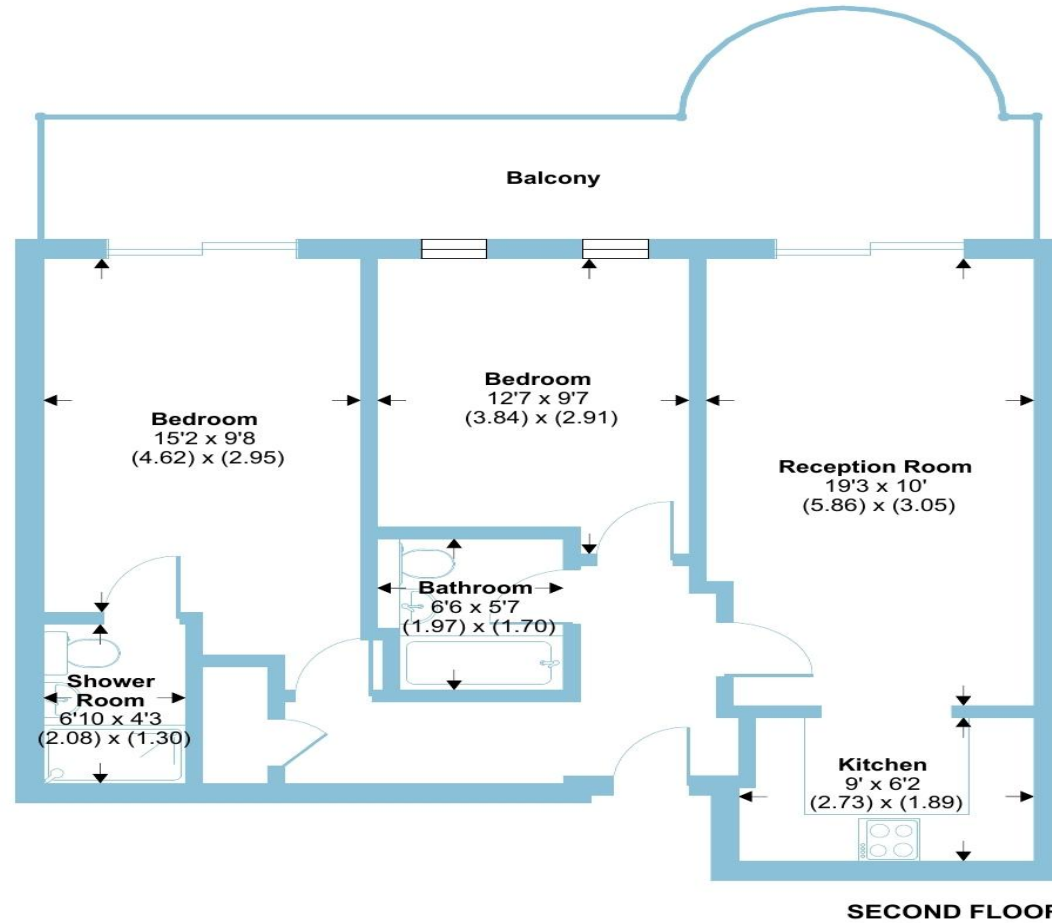
Ealing Broadway & West Ealing train and tube station is within a short walk (Central line, District line, Great Western, Elizabeth line & Great Western Rail), as well as the popular retail shopping centre, the Filmworks Picture House, an abundance of restaurants, bars, cafes, a vast selection of schools the A40 and M4 are also easily accessible from the property.



Uxbridge Road, London, W5

Approximate Area = 707 sq ft / 65.7 sq m

For identification only - Not to scale



Welcome to

Cavalier House Uxbridge Road, London

- Second floor apartment in Ealing
- Two double bedrooms & two bathrooms
- Private, large balcony accessible from two rooms
- Internal air conditions, Intercom system, lifts and concierge
- Excellent nearby transport links (including the Elizabeth line)

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 4910.00

Ground Rent: 500.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

This well-presented, second floor apartment situated in the popular Cavalier House in the heart of Ealing, offers two bedrooms, two bathrooms, a private large balcony, allocated parking space and no onward chain. Please call the Ealing branch today to arrange a viewing!

guide price £400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL109589



Property Ref:
EAL109589 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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