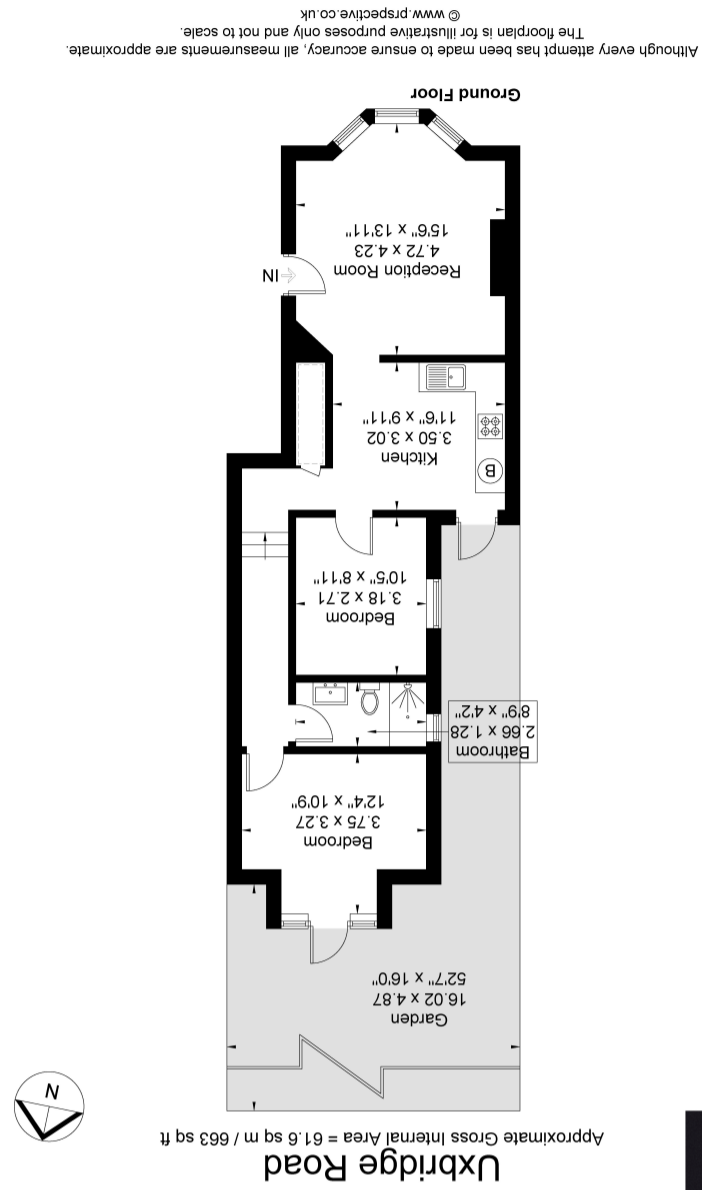


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	58
Potential	62



13 Uxbridge Road, London. W7 3PX.

£429,000

This ground floor period conversion has been fully refurbished throughout to provide a fantastic first home or an easy investment. The comes with a long list of benefits, but to name a few the flat comes with a new kitchen, double glazing, shower room and a larger than average private rear garden.

The property is located a short walk from both Hanwell and West Ealing Broadway with their multiple shops, restaurants, bars and cafes. Outside are also multiple bus links and the property is a short walk to both West Ealing and Hanwell Elizabeth Line Station.

### Reception

15' 6" x 13' 11" (4.72m x 4.24m) Large front aspect double glazed bay window, radiator , laminate floor, opens onto

### Kitchen / Diner

11' 6" x 9' 11" (3.51m x 3.02m) Range of new eye and base level units, single drainer sink with mixer tap, gas hob with oven under and extractor hood over, plumbing and space for washing machine, laminate floor, rear aspect double glazed door to garden

### Bedroom 2

10' 5" x 8' 11" (3.17m x 2.72m) Side aspect double glazed window, laminate floor, radiator, spot lights

### Shower Room

Fully tiled walls and floor, double shower cubicle, side aspect double glazed frosted window, vanity wash hand basin, low level WC, heated towel rail, extractor fan

### Bedroom 1

12' 4" x 10' 9" (3.76m x 3.28m) Rear aspect double glazed windows and door to garden, laminate floor, radiator

### Garden

Mainly laid to lawn with patio area and new fencing

