



# Spacious one bedroom apartment

Lovelace House, 96-122 Uxbridge Road, London, W13 8RB

Leasehold



**First floor apartment • Approximately  
811 Sq. Ft. • One bedroom •  
Underground parking space • 0.3  
miles (approx.) to West Ealing Station**

**Local Information**

Lovelace House is located approximately 0.3 miles from West Ealing Station which offers National Rail services. West Ealing will also accommodate the much anticipated Crossrail service, which will dramatically reduce commuting times into central London. Ealing boasts an abundance of boutique shops, fashionable bars and restaurants as well as a number of regular bus routes. The Borough is also renowned for its numerous parks and open spaces.

**About this property**

A very-well-presented and generously proportioned one bedroom first floor apartment located in the heart of West Ealing's extensive range of amenities, and benefiting further from an underground parking space.

The tastefully presented accommodation in brief comprises: Communal entrance hall with lift, private reception hall with storage and dual aspect open-plan living room / modern fitted kitchen with appliances. The bedroom is very spacious and features excellent storage space and access to the tastefully appointed family bathroom with separate shower.

**Tenure**

Leasehold

**Energy Performance**

EPC Rating = B

**Viewing**

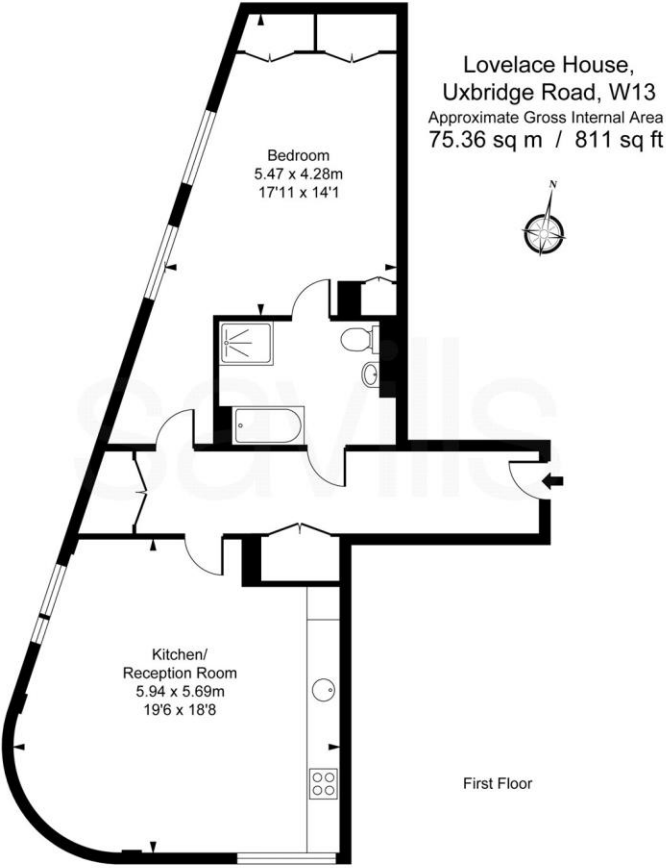
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Telephone: +44 (0) 208 018 7100.








Lovelace House, 96-122 Uxbridge Road, London, W13  
Gross Internal Area 811 sq ft, 75.3 m<sup>2</sup>



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	84
(69-80) <b>C</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		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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