







## About the property

What the owner loves...

What attracted us to buy this modern flat was its perfect location—just a short walk from the station, with many shops and grocery stores nearby. We also loved the abundance of green spaces and parks in the area, which offer a peaceful escape. The flat itself won us over with its large, bright windows that fill the space with natural light. The spacious terrace, now full of plants, felt like the ideal spot for outdoor entertaining and relaxation, making it the perfect place for us.

What the agent says...

Step inside Alpha House and discover the epitome of sophisticated urban living. Nestled in the heart of Ealing, this three-bedroom apartment offers a bespoke, designer refurbishment, effortlessly blending luxury with practicality over 959 sq ft of contemporary space, perfect for first-time buyers, growing families, discerning investors, and those seeking to downsize without compromising on quality.



### Key features

- Stunning Three-Bedroom Apartment
- Incredible Transport Links
- Bespoke Designer Refurb Throughout
- Fantastic Schools Nearby
- Gorgeous Private Suntrap Roof Garden
- Over 950 Sq Ft
- Additional Private Balcony
- Lift in Building
- Highly Desirable Parkside Location
- Buyer Information Pack Available On Request

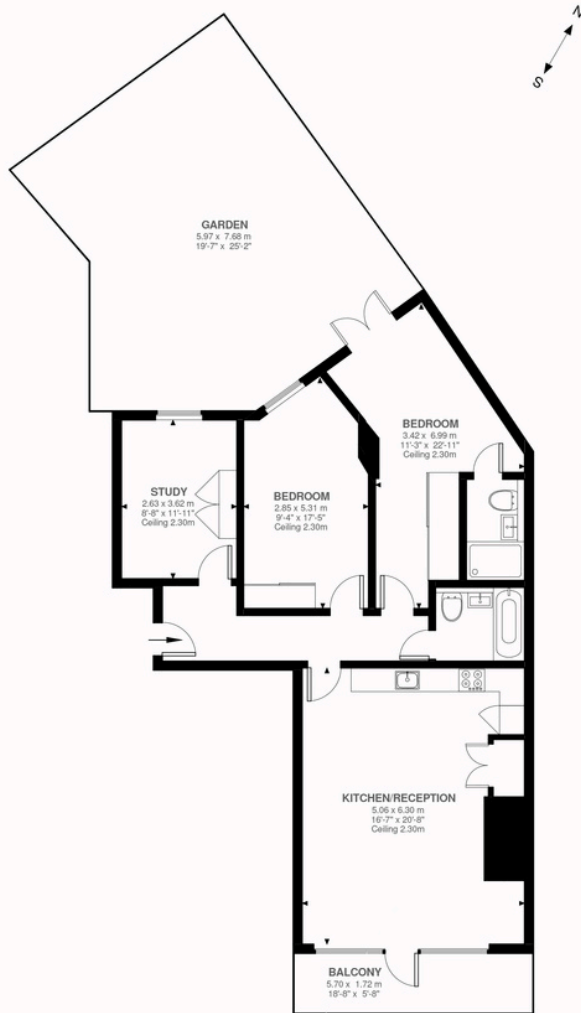
### Material information

- Tenure - **Leasehold**
- Council Tax - **Band E**
- Guide Price - **£700,000**
- Lease Start Date - **01/01/2015**
- Lease Duration - **999 years**
- Lease Years Remaining - **989 years**
- Service Charge - **£2694 yearly**



**PAUL LESLIE**

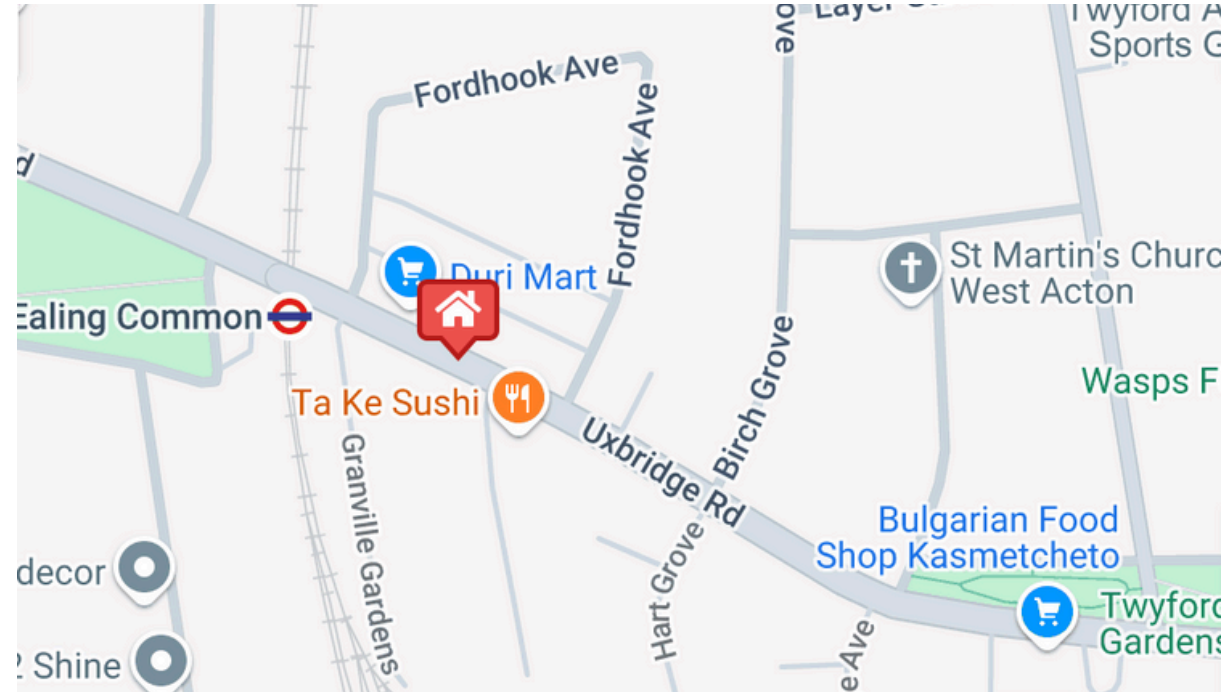
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First Floor  
959 ft²

Uxbridge Road, W5  
Approximate Gross Internal Area  
89.10 SQ.M / 959 SQ.FT

Illustration for identification purposes only. Not to scale.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	42	
Not environmentally friendly - higher CO <sub>2</sub> emissions		