



**TO LET**



**£1,750.00 Per Calendar Month**

**1 Bed Ground Floor Flat  
Uxbridge Road, Shepherds Bush, W12**

Crown Real Estate are proud to present this beautifully maintained and newly decorated 1-bedroom ground floor flat on Uxbridge Road

The property boasts a bright and spacious double bedroom with fitted wardrobes, ample storage, and large double-glazed sash-style windows.

The generous through lounge features an impressive bay window and high ceilings, filling the space with natural light and creating a welcoming atmosphere.

A separate modern kitchen comes fully fitted with an electric cooker and oven, washing machine, and microwave. The contemporary bathroom includes a power shower in a cubicle, floor-to-ceiling tiling, a hand wash basin with mixer taps, a low-flush WC, and a chrome towel radiator.

Additional benefits include gas central heating, double-glazed sash-style windows, and laminated flooring throughout. A large hallway storage room provides extra space for household items, adding to the practicality of this home.

**Location Highlights:**

Situated on Uxbridge Road, the property enjoys excellent access to local amenities, shops, and cafes. The world-famous Westfield London Shopping Centre is within easy reach, offering a wide range of retail, dining, and entertainment options.

The area also boasts excellent transport connections, with convenient bus routes and nearby train/tube stations providing fast links into Central London and beyond. Several parks and green spaces are close by, offering relaxing escapes and outdoor leisure opportunities.

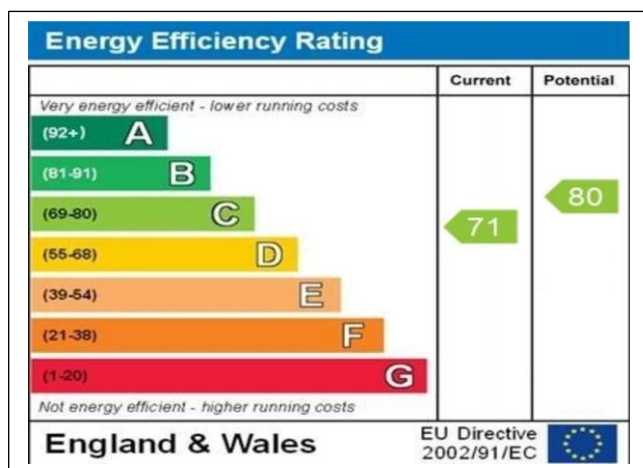
- Ground floor flat
- Spacious double bedroom with fitted wardrobes
- Large through lounge with bay windows & high ceilings
- Separate fully fitted modern kitchen
- Modern bathroom with power shower
- Double-glazed sash-style windows
- Gas central heating system
- Laminated flooring throughout
- Large hallway storage room
- Close to Westfield London Shopping Centre
- Excellent transport links nearby
- Parks and green spaces within walking distance

**Streatham Office:** Crown Lets 4u Ltd, 145 Streatham High Road, London, SW16 6EG  
**Tel:** 020 8764 1111 **Tel:** 020 3870 9900 **Fax:** 0872 115 6090 **Email:** info@crownlets4u.co.uk

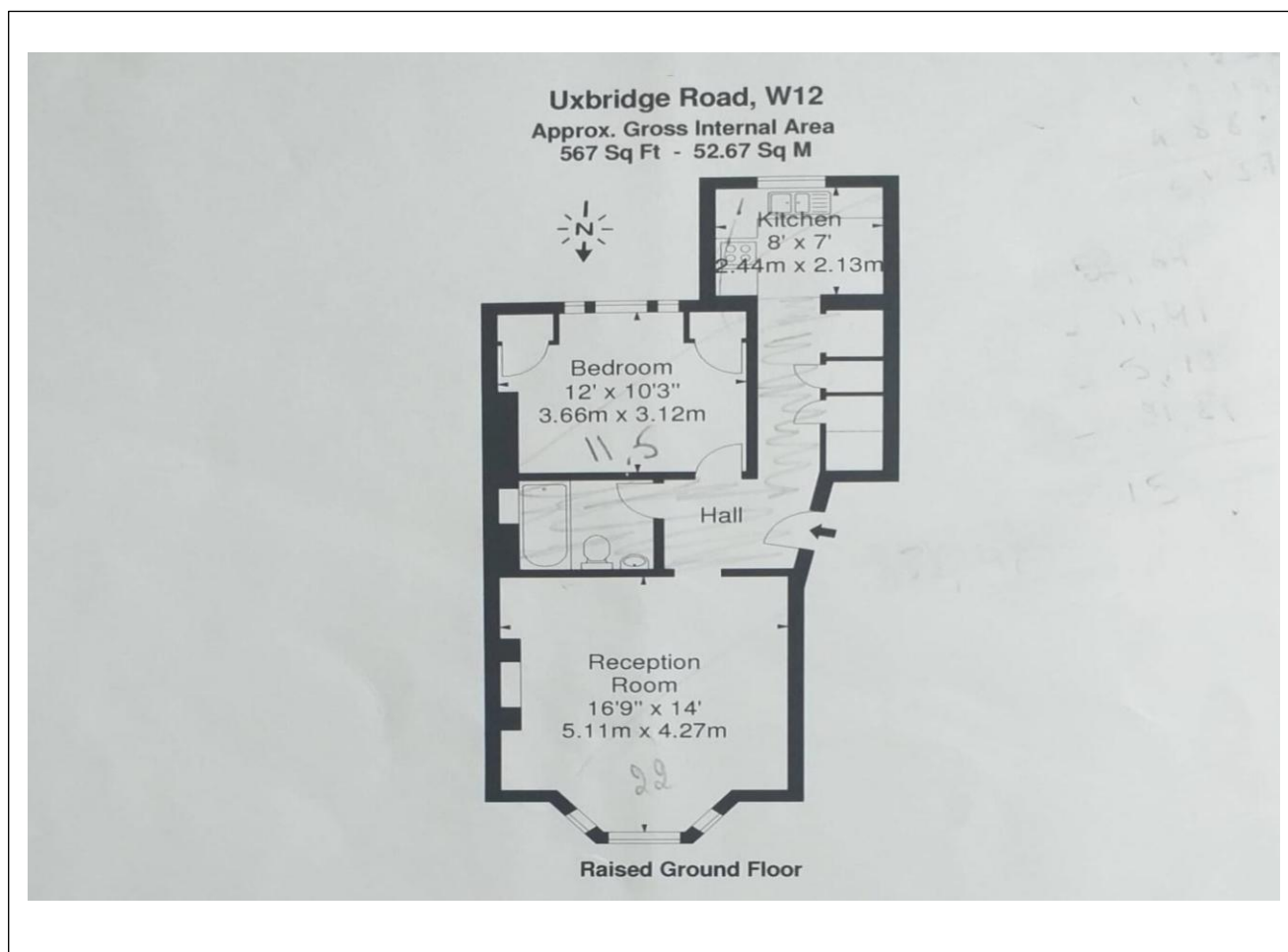


# EPC

# MAP & POST CODE: W12 9RB



## FLOOR PLANS



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