



FOR SALE



GUIDE PRICE FROM £400,000 - £420,000

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 – an excellent opportunity for first-time buyers, downsizers, or investors.

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.

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.

This is a fantastic chance to acquire a ready-to-move-in property, ideal as a home or a buy-to-let investment.

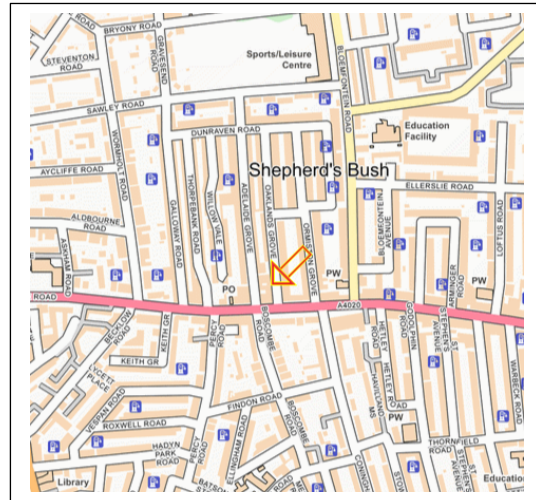
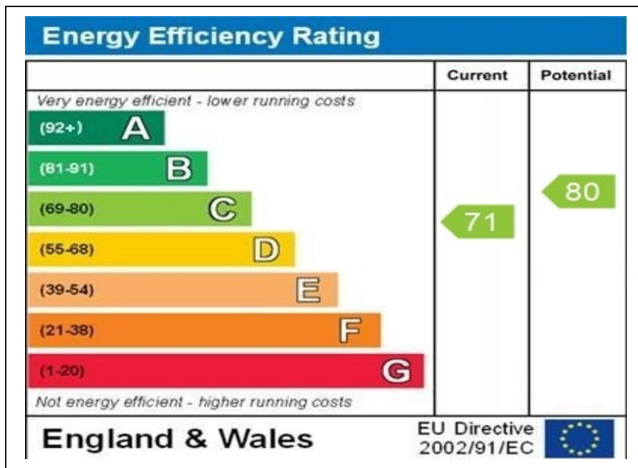
- Ground floor flat
- Spacious double bedroom with fitted wardrobes
- Large through lounge with bay windows & high ceilings
- Separate fully fitted modern kitchen
- Modern bathroom with power shower
- Double-glazed sash-style windows
- Gas central heating system
- Laminated flooring throughout
- Large 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

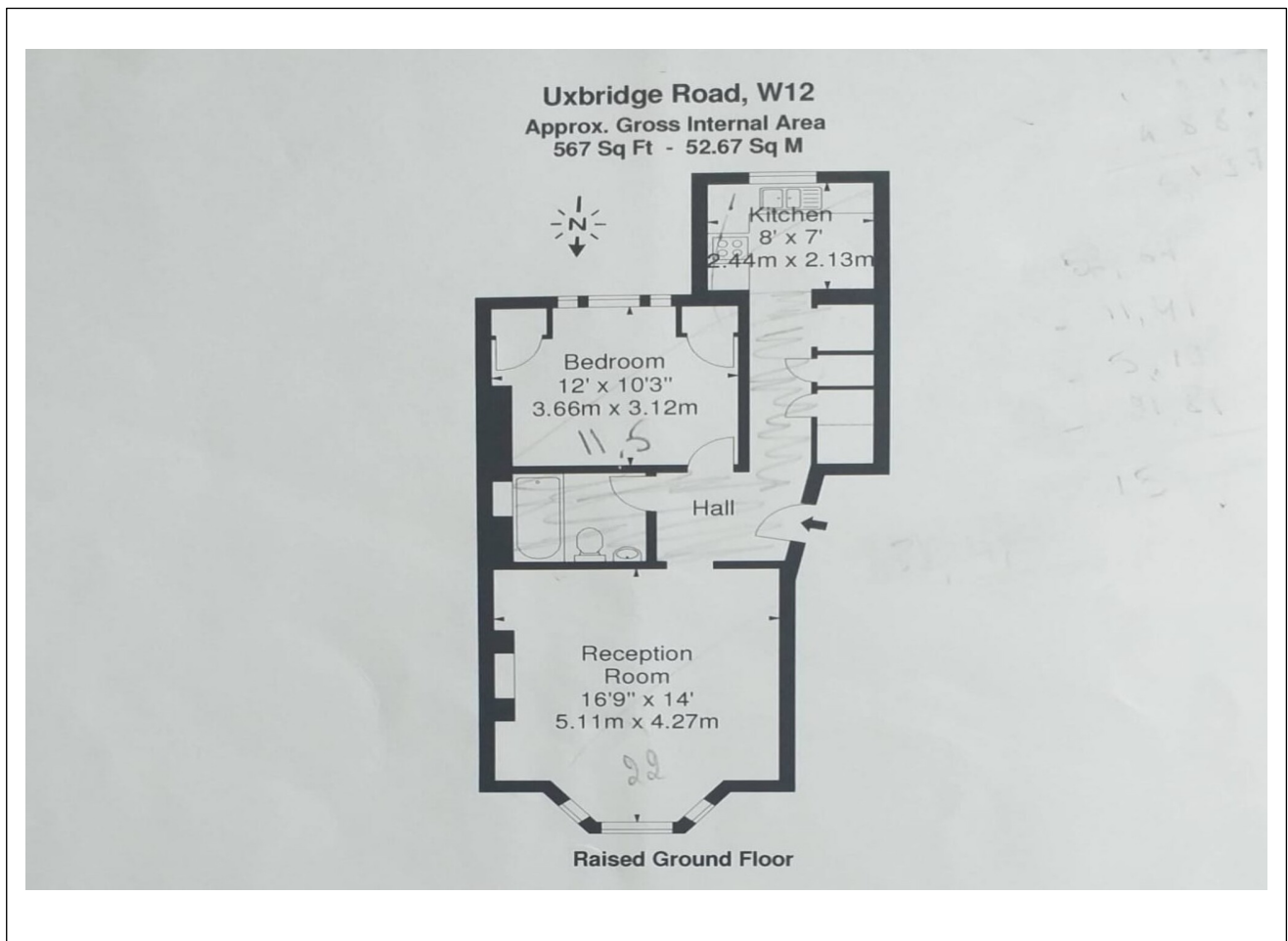


EPC

MAP & POST CODE: W12 9RB



FLOOR PLANS



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

www.crownlets4u.co.uk

Company Registration No. 9488977