



## **Wolverton Mansions, Uxbridge Road, Ealing, London W5 3LA** **Price Offers in Excess of £650,000 Share in Freehold**

**A well-presented and spacious 3-bedroom second-floor (top) flat in this Edwardian block with a roof terrace of approx 29ft and panoramic views.**

The lovely accommodation has some period features with entry phone system, wood floors, period fire place surrounds and fitted wardrobes. The reception room is south-facing with access to a balcony at the front. There is also a kitchen / dining room leading onto a utility room, 3 bedrooms and a modern family bathroom.

Very conveniently situated opposite **Ealing Common** station and local shopping facilities with bars & restaurants. With the open spaces of Ealing Common nearby and also frequent buses towards **Ealing Broadway** station with Elizabeth Line connection, Heathrow Connect link & town centre and Westfields Shopping Centre.

Road connections are the A4 and the M4 & M40 motorways.

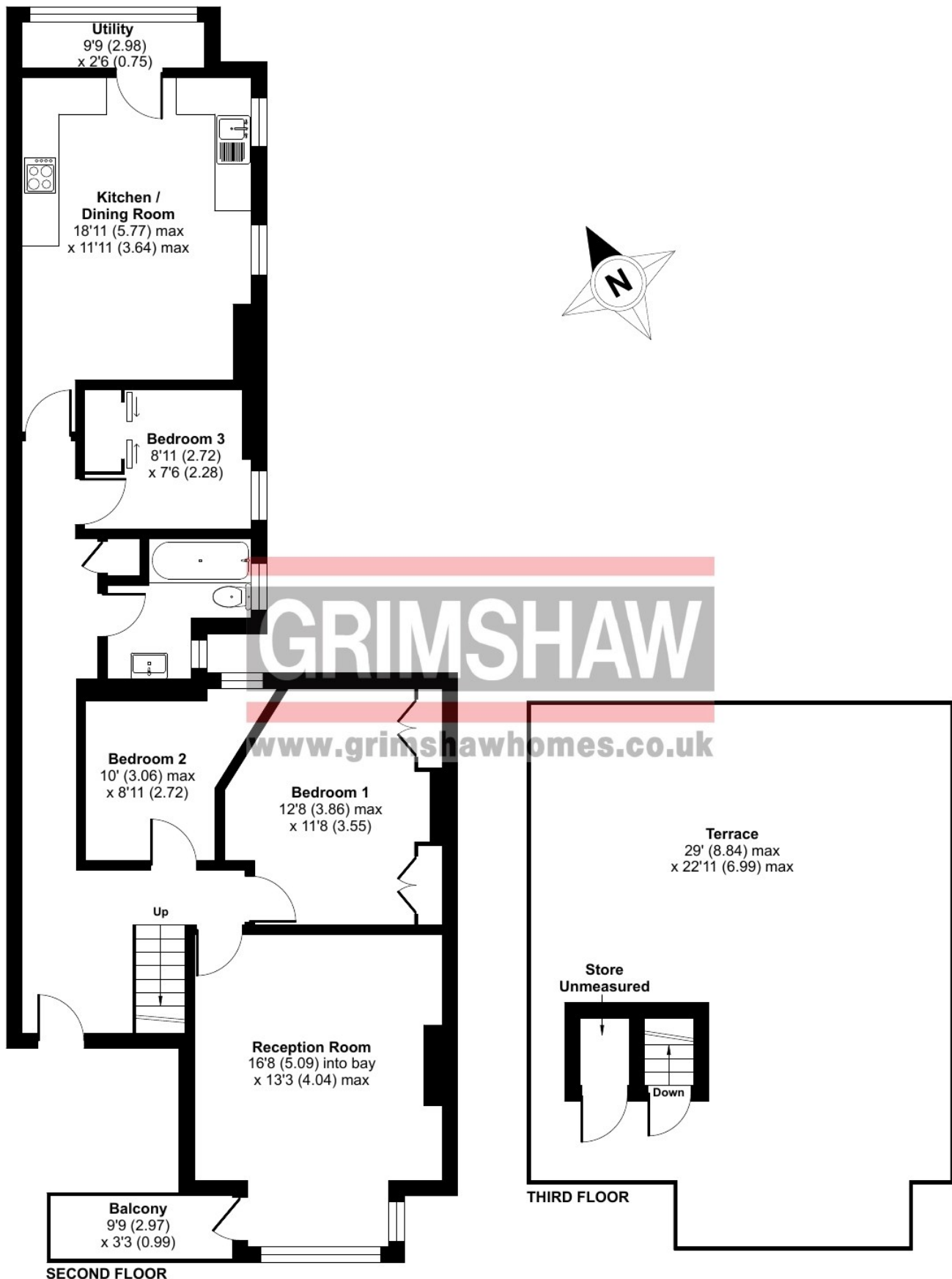




# Uxbridge Road, London, W5

Approximate Area = 972 sq ft / 90.3 sq m (exclude store)

For identification only - Not to scale







EPC Rating = D

Council tax band = E (£2,494.57 for 2025/2026)

Local authority: London Borough of Ealing

Parking: Controlled parking zone: Ealing Common Zone F

Accessibility: Staircase

Connected services and utilities: Electricity: mains gas (combi boiler and gas heating): mains drainage: broadband connected: landline connected

We understand maintenance programme in place for Japanese knotweed in a neighbouring garden (further details available)

Surface water : 'Very low' means less than 0.1% chance of a flood each year.

Rivers and sea: 'Very low' means less than 0.1% chance of a flood each year.

All subject to confirmation

**VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.**

Any reference to the term "period" denotes period-style. Services, heating, appliances, any security and drainage systems have not been tested. Internal photographs are reproduced for general information only and it must not be inferred that any item shown therein is included with the property. Where double-glazing is mentioned, it must not be inferred that each and every door and window in the property is double-glazed. Trade Names: Where trade names are mentioned, you are advised to verify these with the vendor to your own satisfaction. All property measurements are approximate and have been taken with an electronic tape into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchasers, who should satisfy themselves by inspection or otherwise. Neither Grimshaw & Company nor any person in their employment has any authority to make or give any warranty whatever in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

11.07.2025

Ref: 9983

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