

## **Wolverton Mansions, Uxbridge Road, Ealing, London W5 3LA Price £665,000 Share in Freehold - No Chain**

**A well-presented 3-bedroom ground-floor flat in this Edwardian block with a L-shaped rear garden.**

The lovely accommodation with entry phone system, has some period features including picture / dado rails and period fire place surrounds. The reception room (approx 16ft) is at the front and is south-facing. There is also a kitchen leading to the rear garden, 3 bedrooms and a family bathroom / WC. The main bedroom (approx 18ft) with an en suite shower room / WC is at the rear and also has access to the garden.

The rear garden is L-shaped, mainly paved and approximately 46ft.

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 towards Central London and beyond, Heathrow Connect link & town centre and Westfields Shopping Centre.

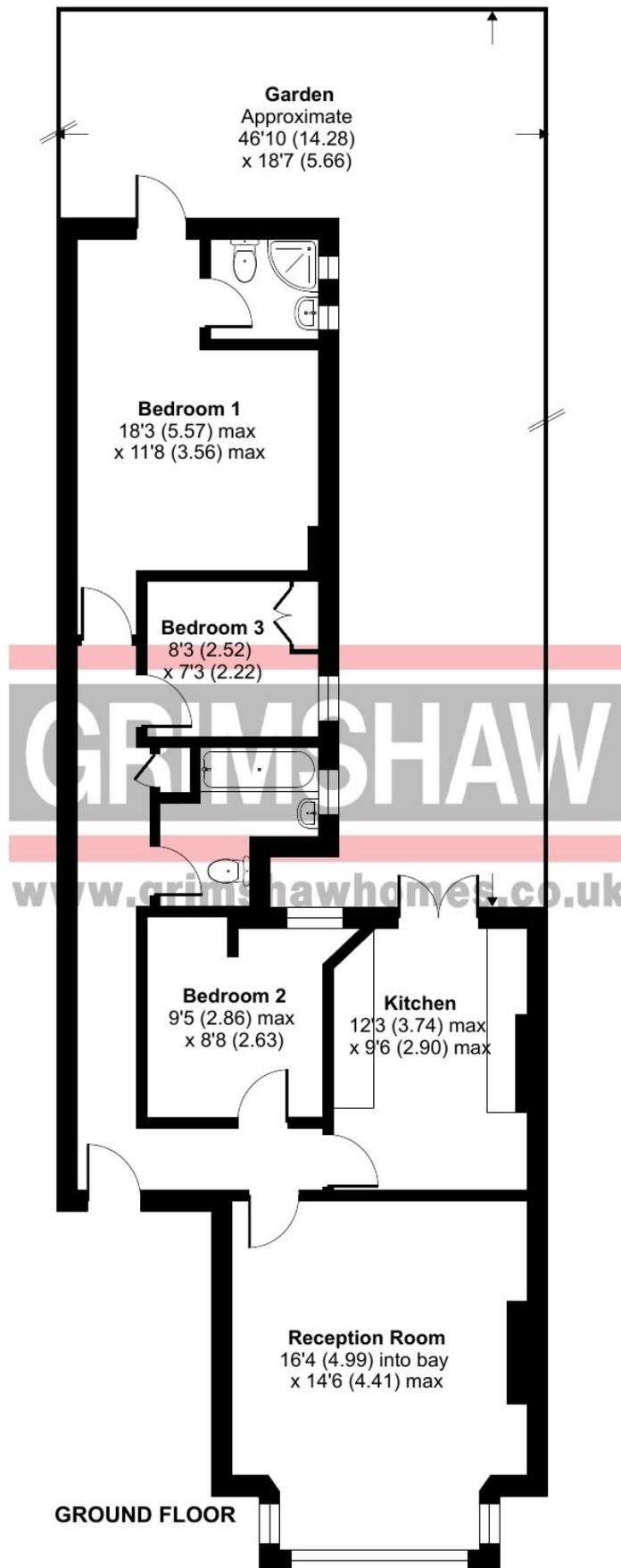
Well-placed for a number of local schools including Twyford CofE High, West Acton Primary, The Japanese School, Ellen Wilkinson High and Ada Lovelace CofE High.



# Wolverton Mansions, Uxbridge Road, London, W5

Approximate Area = 865 sq ft / 80.3 sq m

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: On road parking and controlled parking zone: Ealing Common Zone F

Service charge: approximately £1,500 per annum

Ground rent: peppercorn

Access: There are a couple of steps at the rear of the property to the garden

Connected services and utilities: Electricity: mains gas (combi gas central heating boiler and radiator heating): mains drainage: no broadband: no landline

We understand there is a 10 year Japanese Knotweed management programme with insurance backed guarantee in place

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.

12.03.2026

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