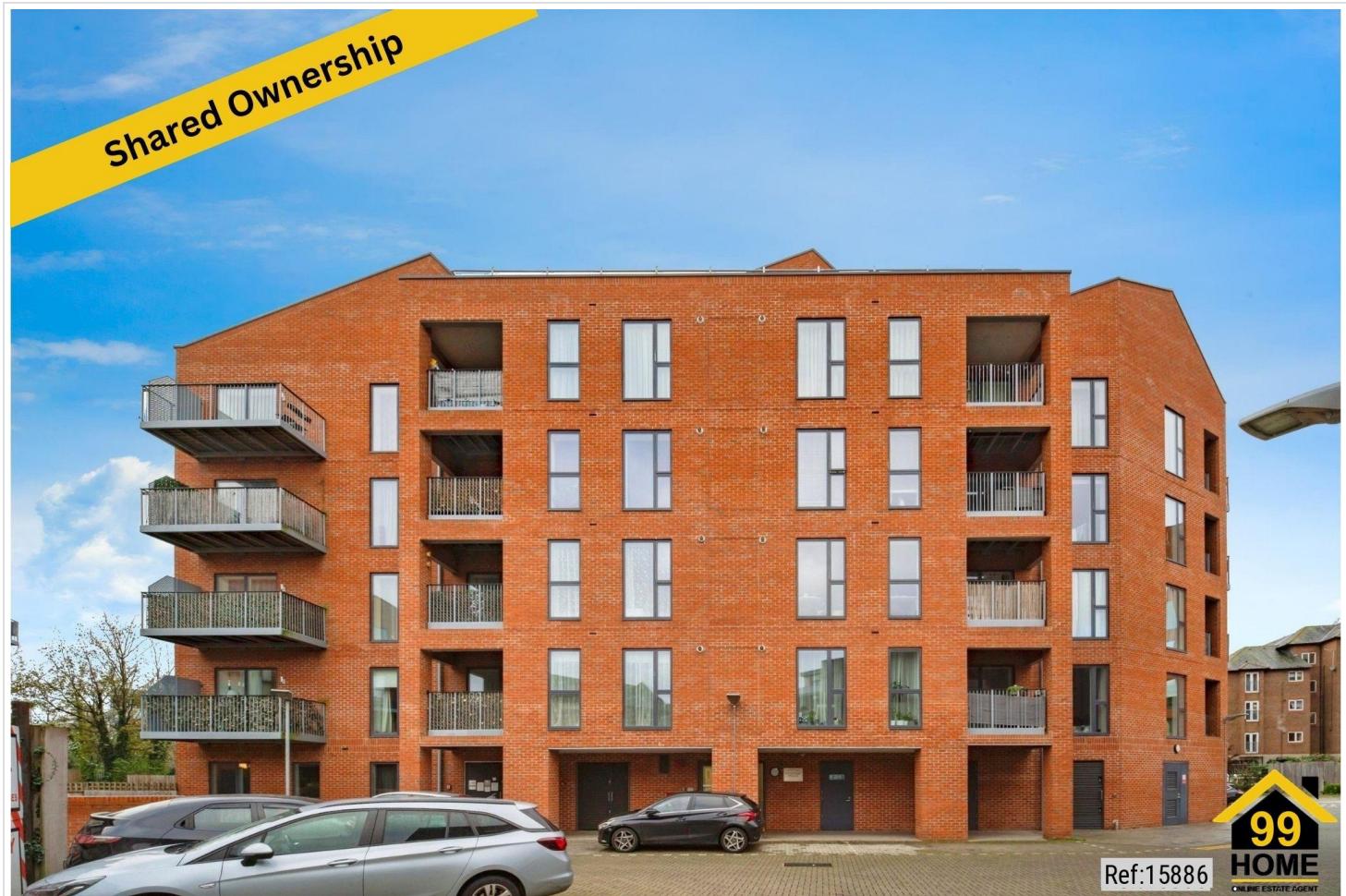


1 Bed Apartment In Lutchet House Lutchet House, 4 Portage Place, UB7 8FG

£93,000





SHORT DESCRIPTION

Property Ref: 15886 We are pleased to present an exceptional Apartment located at Lutchet House, 4 Portage Place, UB7. This wonderful residence boasts 1 bedroom, 1 bathroom, and 1 living room, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with the convenience of a Balcony and Allocated parking. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. Lovely views from flat and balcony onto Grand Union Canal; cycling and walking routes along canal to Langley or Black Park, Hays or Uxbridge and many more; close to Stockley Park and leisure centres, few pubs around and along river, close to Uxbridge and Hays shopping centres and cinema; close to various supermarkets, petrol stations, cafes, gyms, community centres, library and parks. The flat has allocated parking in a closed basement. A diverse area with the Elizabeth line to central London in 20 minutes, and a 5-minute walk to the train station. Property Type: Apartment Full selling price: £310000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 30% Share price: £93000.00 Monthly rent based on 30% share: £600.75 Remaining lease (In Years): 121 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £1466.88 Council tax band: C EPC rating: B Measurement: Bedrooms, Bathrooms and Living room Possession of the property: Occupied

1

Bed Room(s)

1

Bath Room(s)

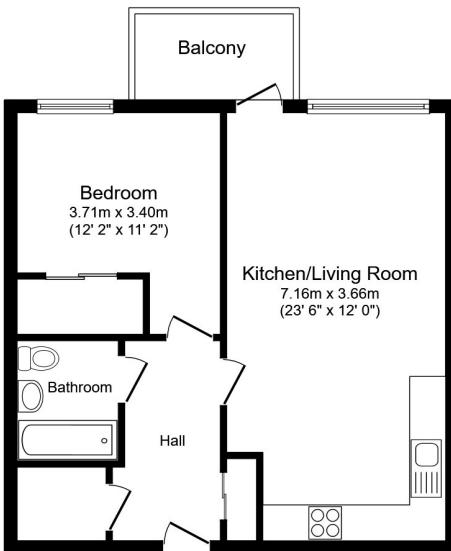
1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 51.3 sq.m. (552 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	91 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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