



**Malt Works Apts, 281 Field End Road – HA4 9DQ**  
**£400,000**

**Lr** **LAWRENCE RAND**



## Key Features & Description

- Two Double Bedrooms
- Open Plan Kitchen
- Two Bathrooms
- Long Lease
- Walking Distance To Eastcote High Street And Station
- Lift Access
- Allocated Gated Parking For One Car

This stylish and modern two bed, two bath apartment located in Malt Works Eastcote, offers spacious and well-appointed accommodation throughout, ideal for first-time buyers, professionals, or investors alike. The property boasts a bright and airy open-plan living/dining area, perfect for both relaxing and entertaining, with large windows allowing for an abundance of natural light.

The contemporary fitted kitchen features a range of sleek units and integrated appliances, providing both practicality and style. The impressive master bedroom benefits from a modern en-suite shower room, while the second bedroom is a generous double, served by a well-finished family bathroom.

Further benefits include ample storage space, secure entry system, and well-maintained communal grounds.

Ideally situated in Eastcote, the property is within easy reach of local shops, restaurants, and excellent transport links, including nearby Underground stations, offering convenient access into Central London.

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### **Nearest Station**

Nearest Stations Eastcote Station – approx 2–3 minute walk

Ruislip Manor Station – approx 0.7 miles

Rayners Lane Station – approx. 1.1 miles

### **Verified Information:**

Council Tax band: D

EPC Energy Efficiency Rating: D

Lease Years Remaining 243

Ground Rent £2544

### **Suppliers:**

Electricity supply: Mains,

Water supply: Mains water,

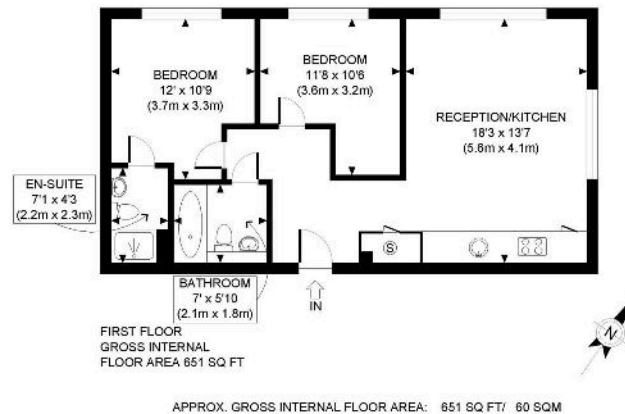
Sewerage: Mains

Heating: Electric Heating

### **Broadband & mobile coverage**

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent



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PROPERTY PHOTO PLANS

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