



**Connell Crescent, London, W5 3BL**



**welcome to**

## **Connell Crescent, London**

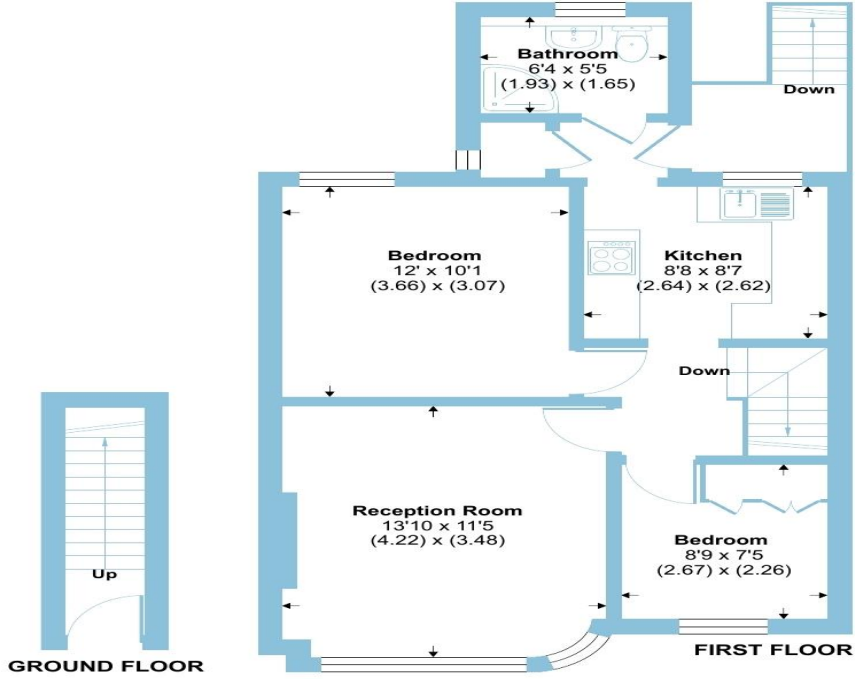
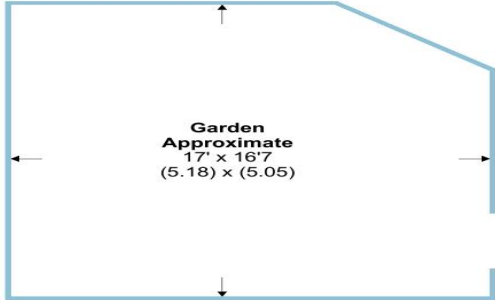
This first floor maisonette with its own entrance door has been recently decorated throughout. The property offers a good-sized front reception room, a separate, brand new modern stylish kitchen, a main double rear bedroom, a second bedroom and a bathroom. Other benefits include a useful storage cupboard, a very large loft storage space, a private rear garden, and no onward chain.

Park Royal & Hanger Lane tube station are within a short walk offering the Piccadilly & Central line, Ealing Broadway & Westfield centre are both within easy access which offer popular retail shopping centres, cinema complex and an abundance of restaurants and cafes. The A40, North Circular and Ealing Broadway Station (Elizabeth line, Central line, District line) are also easily accessible.



# Connell Crescent, London, W5

Approximate Area = 600 sq ft / 55.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Barnard Marcus. REF: 1121635



welcome to

## Connell Crescent, London

- First floor maisonette with its own entrance door
- Two double bedrooms
- New modern kitchen room
- Private rear garden
- No onward chain
- On street residents parking (with permit)

Tenure: Leasehold EPC Rating: D

offers in excess of

**£399,950**

This well presented, first floor maisonette situated on a quiet residential road in Ealing, offers two double bedrooms, a private garden and no onward chain. Please call the Ealing branch today to arrange a viewing!



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAL109006](https://barnardmarcus.co.uk/Property/EAL109006)



Property Ref:  
EAL109006 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



**020 8579 5050**



[ealing@barnardmarcus.co.uk](mailto:ealing@barnardmarcus.co.uk)



55 The Mall, Ealing, LONDON, W5 3TA



[barnardmarcus.co.uk](https://barnardmarcus.co.uk)