



**Connaught Road, London, W13 0TF**

**welcome to**  
**Connaught Road, London**

This luxury, ground floor flat which has recently been refurbished throughout, is situated on a residential road in Ealing and moments away from West Ealing train station & Waitrose supermarket. The property offers a main double bedroom with large new sash windows, a second bedroom, a stylish new bathroom, a spacious 23' rear open-plan modern brand-new kitchen and living room with brand new Bosch appliances, a skylight and bi-folding doors which lead onto the private rear garden. Other benefits include hallway storage, pocket kitchen door, new boiler, 900+ year lease, no service charges, a generous large rear outbuilding which has a built-in cupboard and is perfect as a utility area, also with built in electrics, internet and cables fitted and this room can be used as a home office, or gym or playroom and no onward chain.

The property is within a short walk to West Ealing's local amenities, Waitrose supermarket, restaurants, a variety of transport links including bus links and West Ealing train station which offers the Great Western Rail & Elizabeth line. Ealing Broadway's bustling town centre is also walking distance, offering the popular retail shopping centre, an abundance of popular restaurants, bars, cafes, additional transport links and wonderful green open spaces.



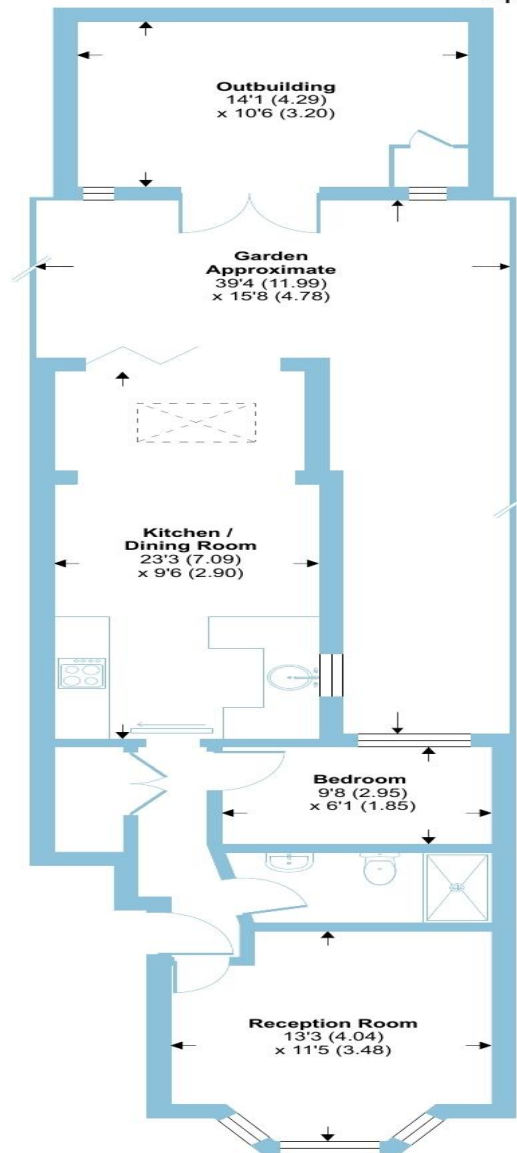
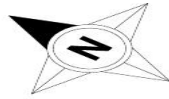
# Connaught Road, London, W13

Approximate Area = 528 sq ft / 49 sq m

Outbuilding = 147 sq ft / 13.6 sq m

Total = 675 sq ft / 62.6 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Barnard Marcus. REF: 1128926



welcome to

## Connaught Road, London

- Ground floor conversion flat, newly refurbished throughout
- Two bedrooms
- Brand new stylish kitchen & bathroom
- Private rear garden
- Useful outbuilding
- No onward chain
- Excellent transport links including the Elizabeth Line

Tenure: Leasehold EPC Rating: D

# £550,000

This stylish, newly refurbished ground floor flat, offers two bedrooms, a private rear garden, a large outbuilding, new kitchen & bathroom, 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/EAL109023](https://barnardmarcus.co.uk/Property/EAL109023)



Property Ref:  
EAL109023 - 0002

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