



Connaught Road, London, W13 0TF

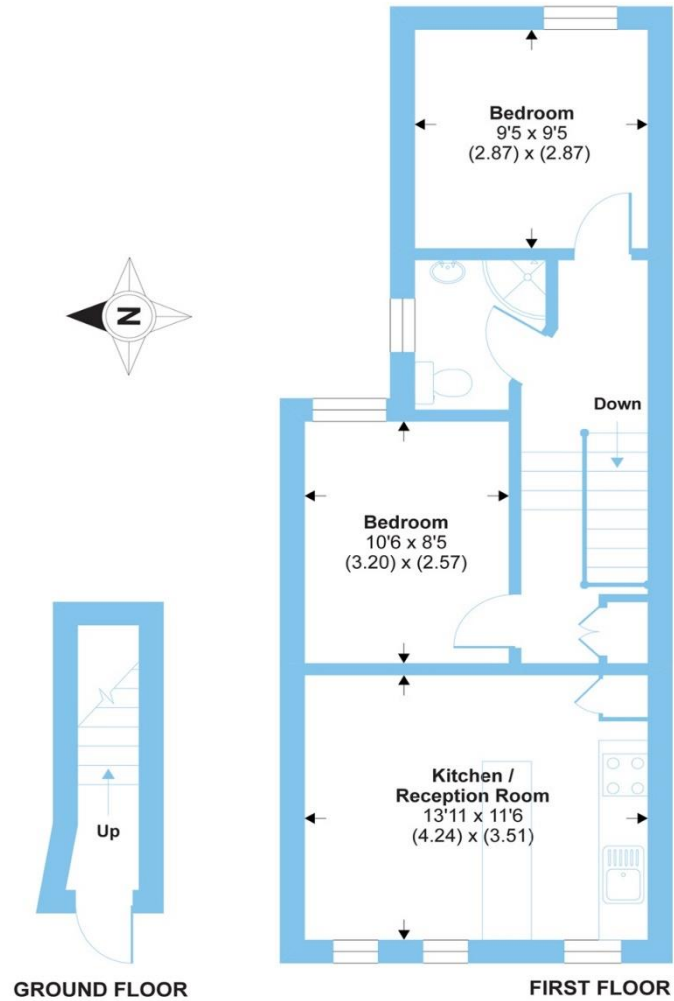
welcome to
Connaught Road, London

This first floor flat situated in the heart of West Ealing on a residential road, offers an open-plan kitchen/reception room, two double bedrooms and a family bathroom with underfloor heating. Other benefits include a share of freehold 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.

"Agents Note; It is our understanding that the property is not yet registered at the Land Registry and that this will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly"





Connaught Road, London, W13

APPROX. GROSS INTERNAL FLOOR AREA 507 SQ FT 47.1 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

welcome to

Connaught Road, London

- First floor flat in Ealing
- Two double bedrooms
- Excellent transport links
- A short walk to West Ealing overground (Elizabeth line & Great National Rail) & Waitrose supermarket
- No onward chain
- Share of freehold

Tenure: **Share of Freehold** EPC Rating: **C**

£435,000

This first floor flat in Connaught Road, Ealing offers two double bedrooms, a share of freehold, no onward chain and is a very short walk to a variety of transport links. 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/EAL109035



Property Ref:
EAL109035 - 0001

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.



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