



Ground Floor Flat, Connaught Road, London W13 0TF

welcome to

Ground Floor Flat, Connaught Road, London

This ground floor, well-presented, conversion flat is situated on a quiet residential road in West Ealing - moments away from West Ealing train station & Waitrose supermarket. The property offers a good-sized front reception room with two large windows, a main double bedroom, a second bedroom, a family modern bathroom and a separate kitchen & breakfast room with French doors leading onto the rear garden. Other benefits include double glazing throughout, a useful shed in the private well-kept rear garden, a hallway storage cupboard, and no onward chain.

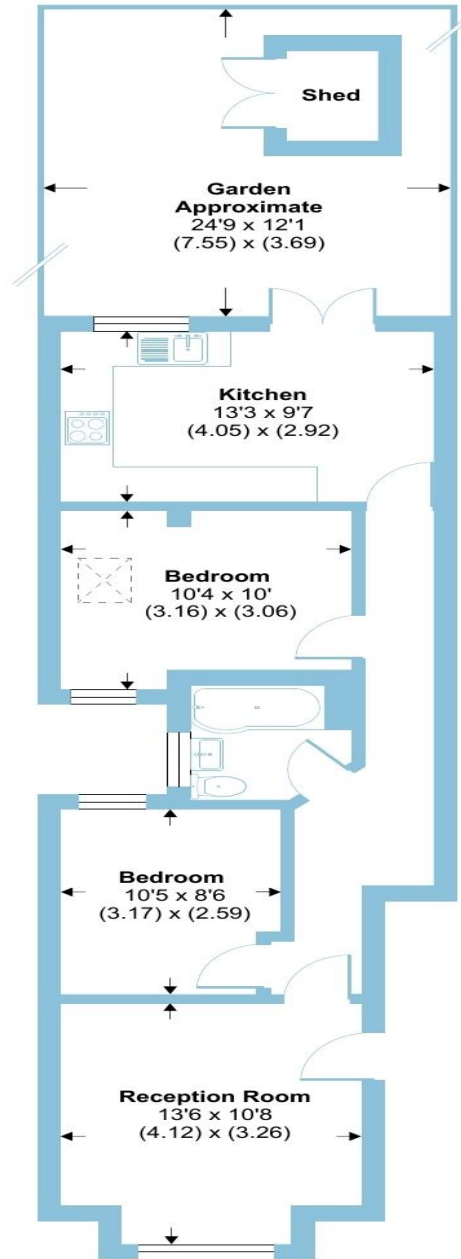
The property is within a short walk to West Ealing's local amenities, Waitrose supermarket, restaurants, a variety of transport links including bus links and West Ealing train station which offers the Great Western Rail & Elizabeth line. Ealing Broadway's bustling town centre is also walking distance, 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 = 613 sq ft / 56.9 sq m (excludes shed)

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). © ncheom 2024. Produced for Barnard Marcus. REF: 1153537



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Ground Floor Flat, Connaught Road, London

- Ground floor conversion flat, with a private rear garden
- Two double bedrooms
- Front reception room and a separate rear kitchen & breakfast room
- Brand new stylish kitchen & bathroom
- Long lease which has the option to own a share of freehold once completed
- Excellent transport links including the Elizabeth Line

Tenure: Leasehold EPC Rating: C

Offers in Excess of

£525,000

This ground floor, conversion flat, situated on Connaught Road in West Ealing is a short walk to transport links, local amenities and Waitrose, offering two 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/EAL109087



Property Ref:
EAL109087 - 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.

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