



Connaught Road, London W13 0TF

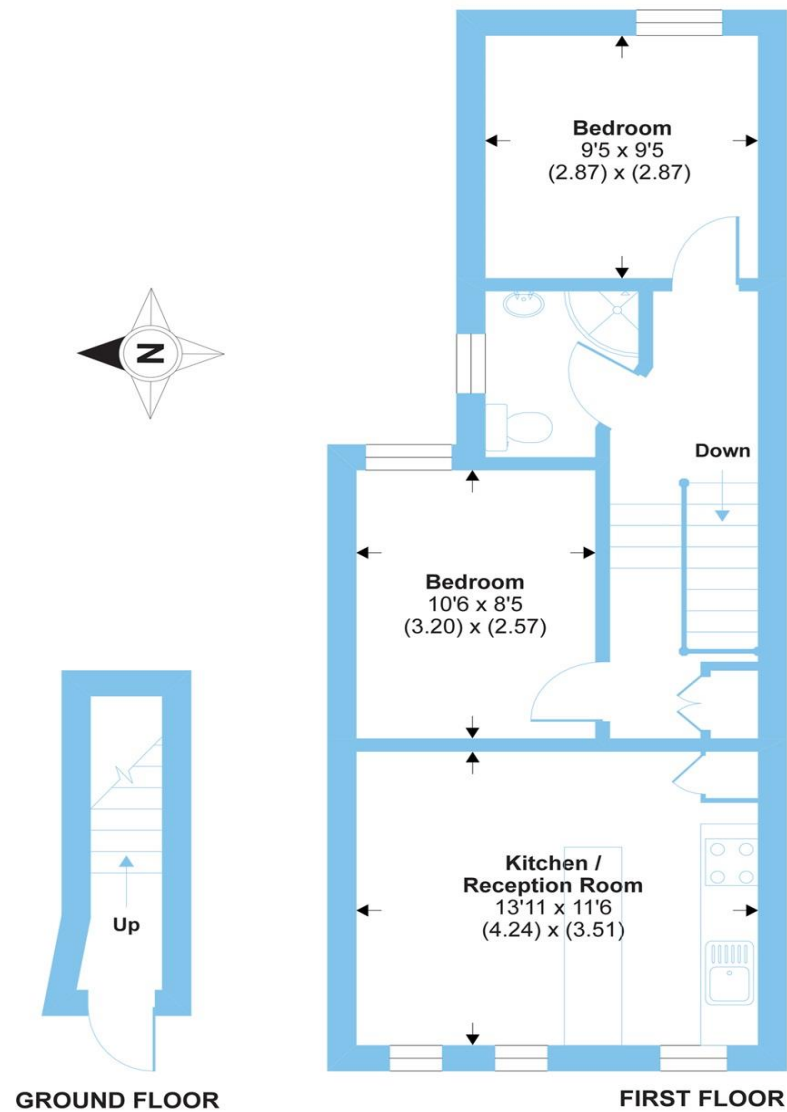
welcome to
Connaught Road, London

This first floor two double bedroom conversation flat offers the perfect location for nearby transport links and amenities. The property offers an open-plan kitchen/reception room, two double bedrooms, a family bathroom with underfloor heating.

Other benefits include a potential loft extension to add a further two bedrooms and another bathroom (STPP), share of freehold, no onward chain and is within a short walk to Ealing Broadway town centre offering the popular shopping centre, an abundance of restaurants, cafes, bars and a good selection of local schools.

"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





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

- Loft potential to add two further bedrooms and a bathroom (STPP)
- Two double bedrooms
- Excellent transport links
- A short walk to West Ealing overground and incoming Crossrail/Elizabeth line
- No onward chain

Tenure: Freehold EPC Rating: C

Offers in excess of £425,000

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 today!



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL109407



Property Ref:
EAL109407 - 0004

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



55 The Mall, Ealing, LONDON, W5 3TA



barnardmarcus.co.uk