

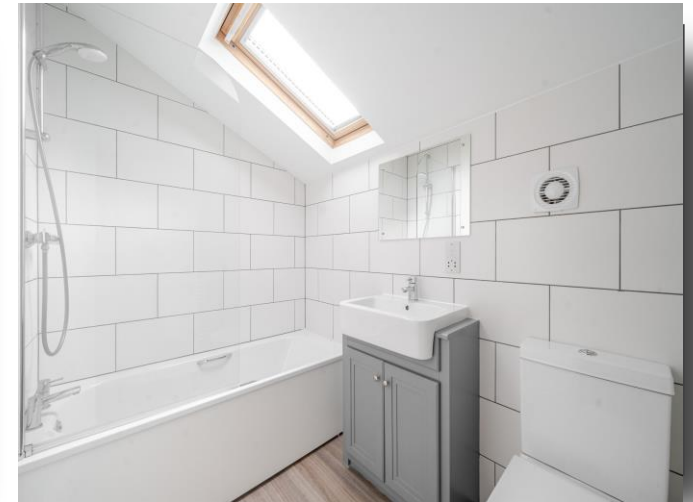


Connaught Road, London W13 0TF

welcome to
Connaught Road, London

This modern first & second floor conversion flat, which is situated on a quiet residential road in Ealing and moments away from West Ealing train station & Waitrose supermarket. The property offers a main double bedroom on the top floor with a Juliet balcony and an en-suite bathroom, and whilst the first floor offers a second double bedroom, a family bathroom, a modern kitchen and a good-sized front reception room with three windows creating natural lighting. Other benefits include a share of freehold and no services and no chain.

The property is within a short walk to West Ealing's local amenities, Waitrose supermarket, restaurants and 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.



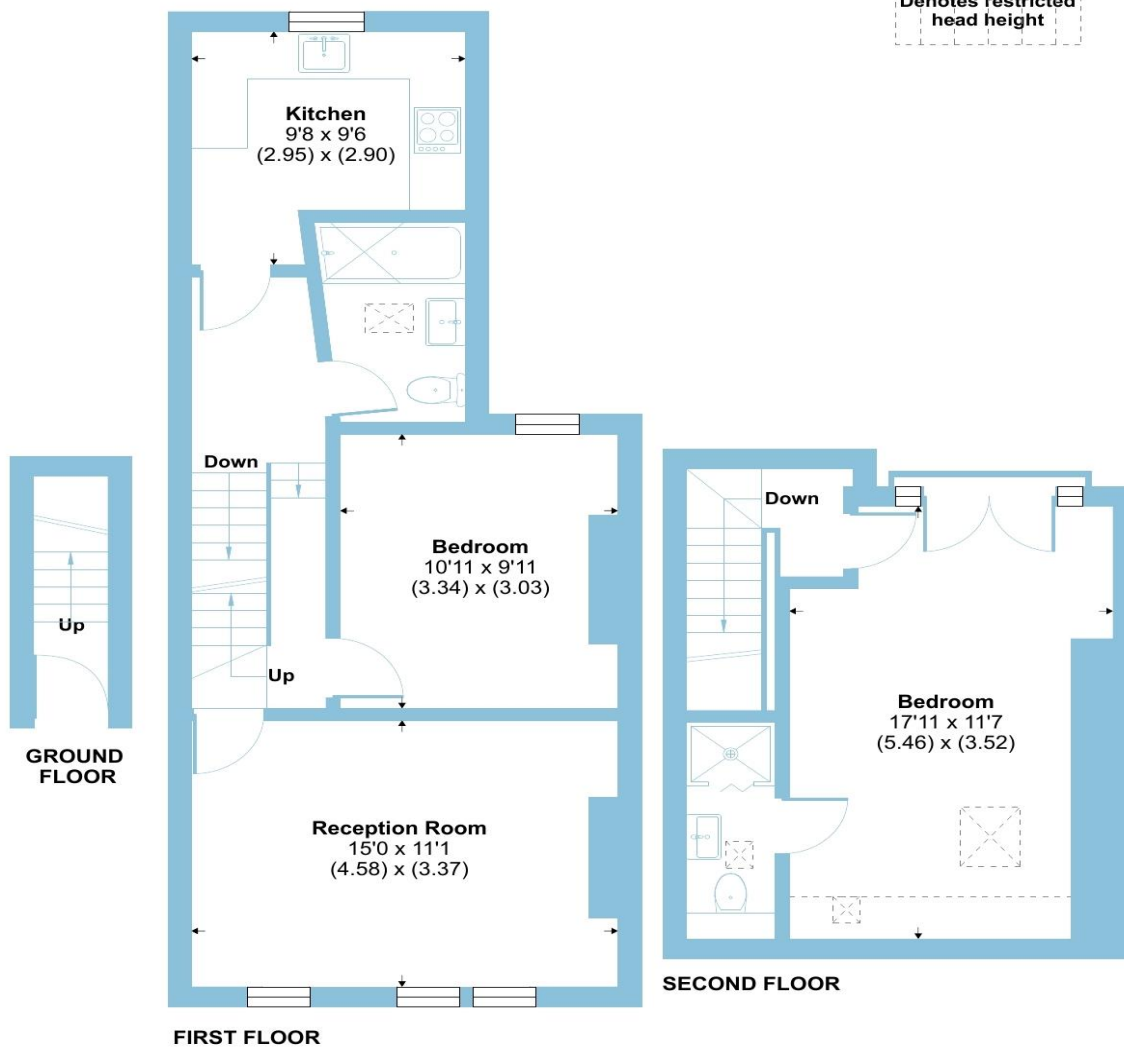


Connaught Road, London, W13

Approximate Area = 816 sq ft / 75.78 sq m

For identification only - Not to scale

Denotes restricted
head height



This floor plan was constructed using measurements provided to © n̄cheom 2025 by a third party.
Produced for Barnard Marcus. REF: 1291275

welcome to

Connaught Road, London

- Split level conversion flat in the Heart of West Ealing
- Two bedrooms & Two bathrooms
- A short walk to Transport links (including the Elizabeth line and Great Western rail)
- Moments away from Waitrose supermarket and local amenities
- A share of freehold

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide Price £550,000

This light & airy split level conversion flat situation on Connaught Road in Ealing, offering the perfect location for nearby transport links, two bedrooms, two bathrooms 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

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Property Ref:
EAL109485 - 0003

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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