



**£525,000**

**Connaught Road, West Ealing, W13**



- 2 Double Bedrooms
- Long Lease
- Private Garden
- Ground Floor
- Close To Elizabeth Line
- Chain Free

A well presented, chain free, 2 double bedroom, garden flat close to the Elizabeth line and Waitrose superstore. The property offers front reception room, 2 double bedrooms, stylish family bathroom and spacious eat in kitchen diner. Double doors from the kitchen lead to a large private low maintenance garden with decked area and artificial grass. Added benefits include being offered chain free and a long lease. Connaught Road is a quiet residential road located a few minutes walk to West Ealing station and its invaluable Elizabeth line, also perfect for bus routes, road networks, parks, shops and its proximity to Ealing Broadway.





# Connaught Road, W13 0TF

Approximate Gross Internal Area (Excluding Shed)

57.37 sq m / 618 sq ft

Reduced Headroom = 0.17 sq m / 2 sq ft

Total = 57.54 sq m / 620 sq ft



CH = Ceiling Height

— = Reduced headroom below 1.5m / 5'0

**Ground Floor**  
**57.37 sq m / 618 sq ft**

**Reduced Headroom**  
**0.17 sq m / 2 sq ft**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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## Map



### VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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## EPC Rating C

