

# Rolfe East



## Connell Crescent, W5

£340,000

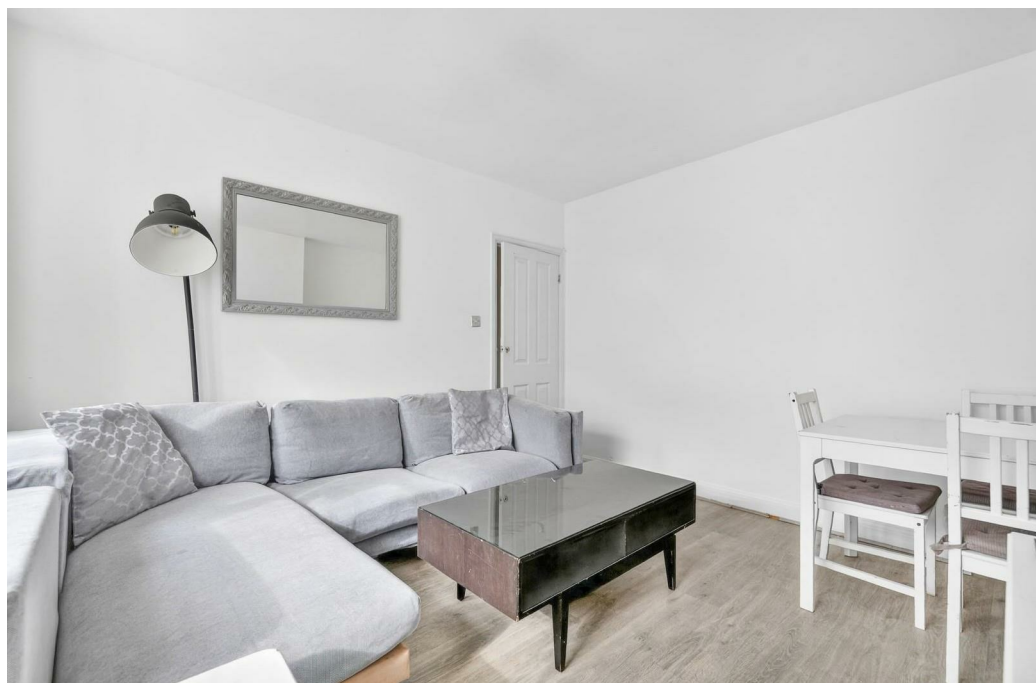
- Ground Floor Maisonette
- Over 100 Year Lease
- One Double Bedroom
- Chain Free
- Front and Rear Gardens

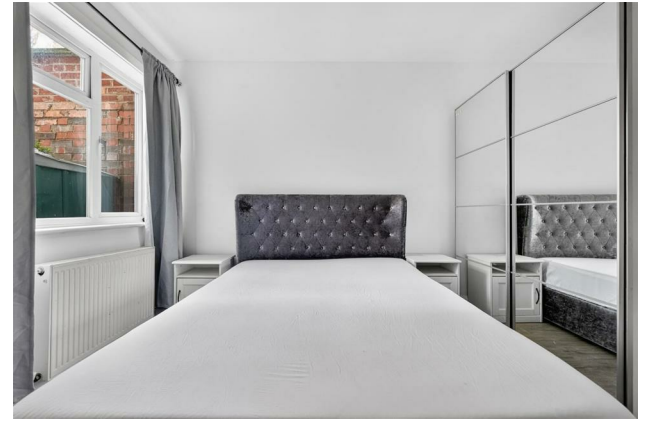
This delightful ground floor one bedroom maisonette offers a perfect blend of comfort and convenience. With well-proportioned rooms, this property is ideal for first time buyers or those wanting to downsize seeking a convenient location with great transport links. The inviting reception room provides a warm and welcoming space, perfect for relaxation or entertaining guests. One of the benefits of this property is the lovely garden, providing a private outdoor space for you to enjoy.

This property is just a short distance from Park Royal Piccadilly Line station, making commuting to central London a breeze. Whether you prefer public transport or driving, you will find easy access to the heart of the city. With over 100 years remaining on the lease, this property presents a secure investment for the future. The combination of its location, comfortable living space, and outdoor garden makes this maisonette a wonderful opportunity.



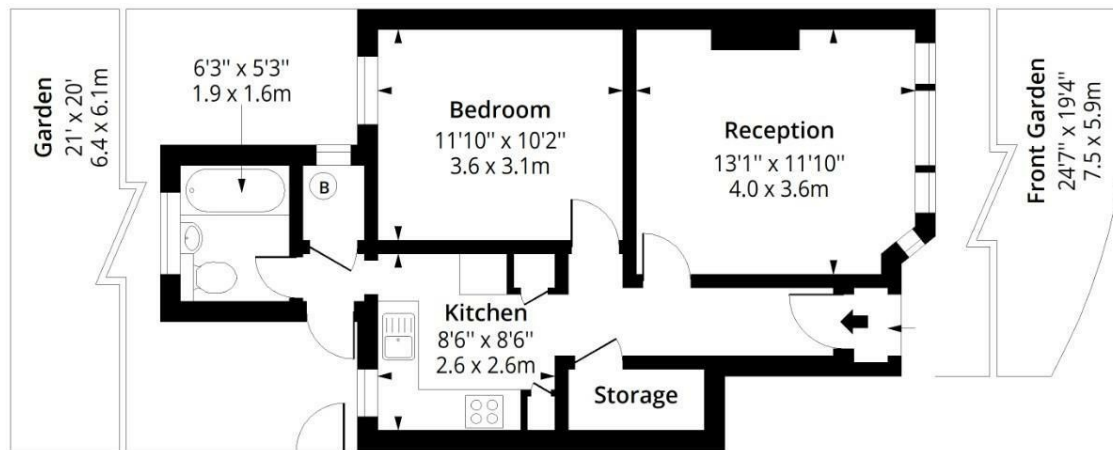
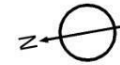
Council Tax Band: C





# Connell Crescent W5

Approx. Gross Internal Area 509 Sq Ft - 47.29 Sq M



## Ground Floor

Floor Area 509 Sq Ft - 47.29 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 4/3/2026

## Viewings

Viewings by arrangement only.  
Call 020 8567 2242 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	