



## Creffield Road, W5

Located on a quiet, tree-lined street within one of Ealing's most desirable neighbourhoods, this beautifully presented, immaculate two-bedroom first-floor apartment offers an outstanding balance of space, light, and location.

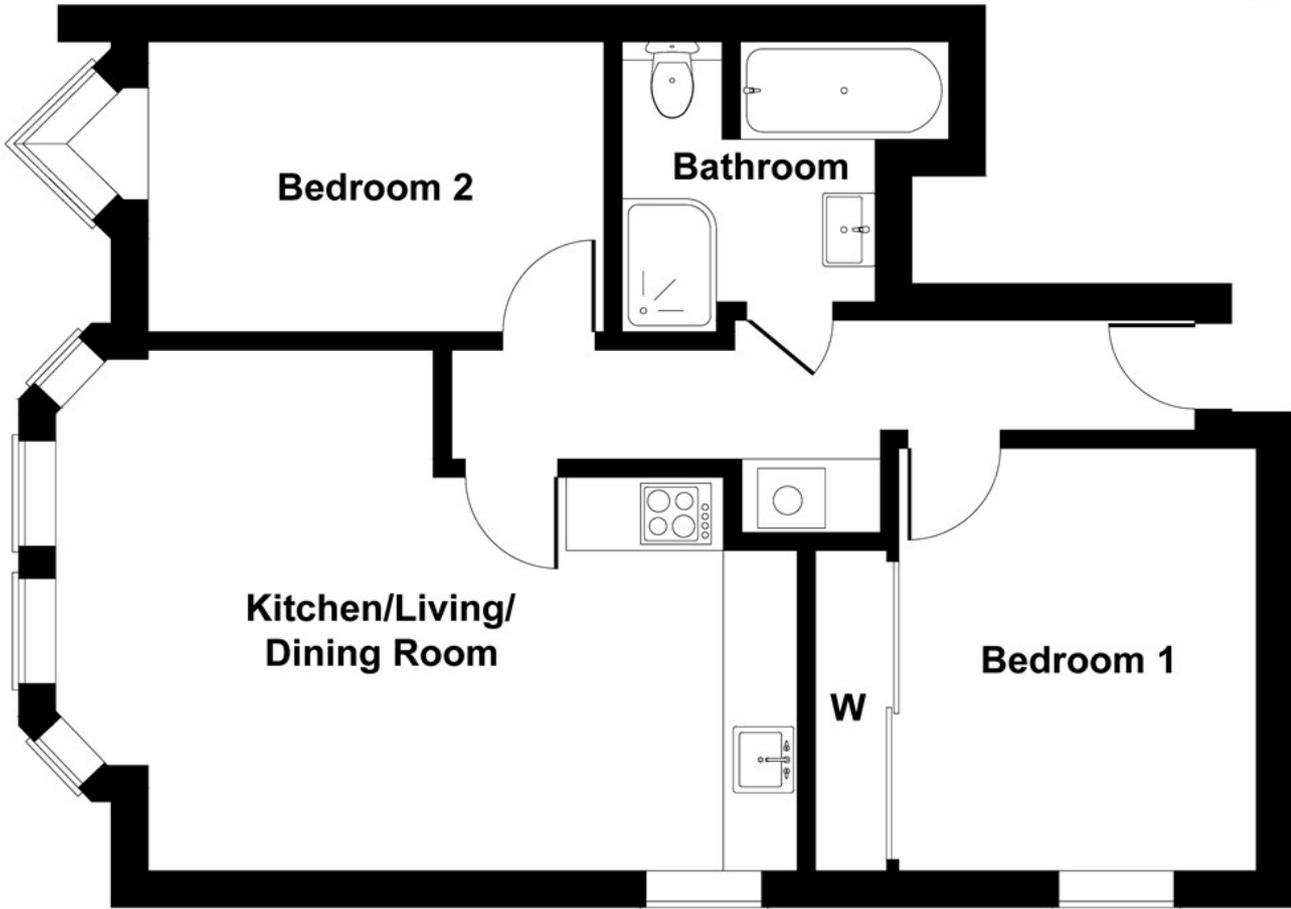
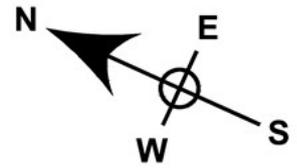
The open-plan living area is versatile and well suited to both everyday living and entertaining, with the added benefit of a well-kept communal garden and off-street parking.

- Two bedrooms
- Off-street parking
- Communal garden
- EPC rating: C
- Walking distance to Ealing Common & West Acton stations
- Modern and stylish
- Beautiful workmanship
- No ground rent / Service charge Ad hoc
- Share of freehold in the process of transfer
- Under-floor heating

£600,000

# Flat 3-Creffield Road

Approximate Gross Internal Area  
635 sq ft - 59 sq m



## FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2021  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		