



Connaught Road, London, W13 0TF

Welcome to

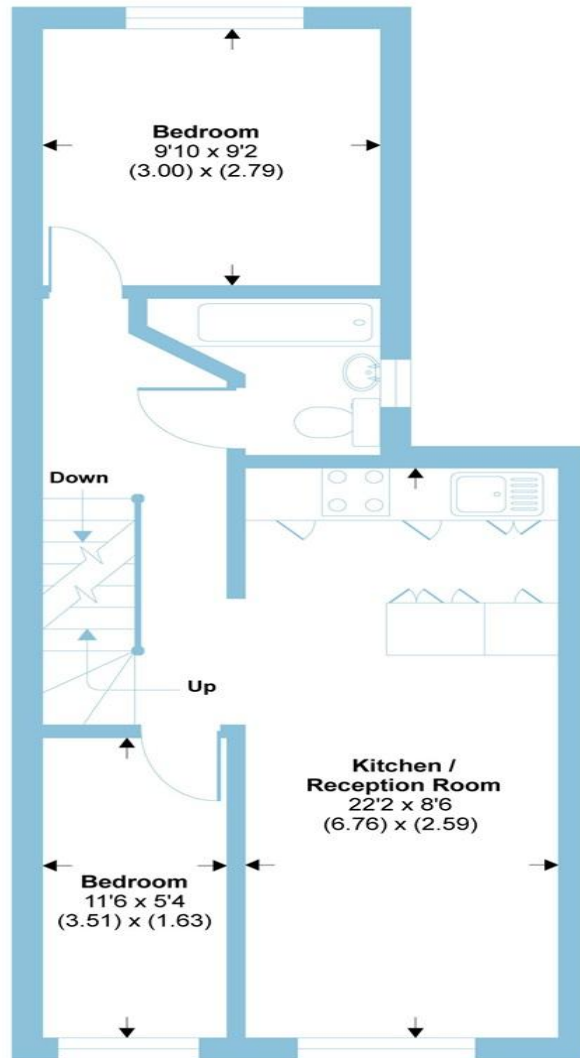
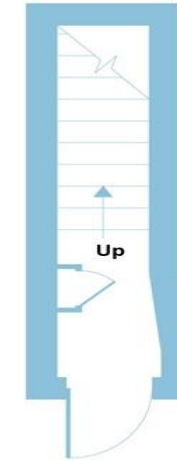
Connaught Road, London

This split-level conversion flat situated on a quiet residential road in the heart of West Ealing, moments away from West Ealing train station and local amenities. On the first floor the property offers a modern & quirky kitchen and reception room, a double bedroom, a second bedroom and a family bathroom. Whilst the top floor offers a third bedroom which is a good-sized double and a second bathroom. Other benefits include 900+year lease, double glazing throughout, no service charges and no onward chain.

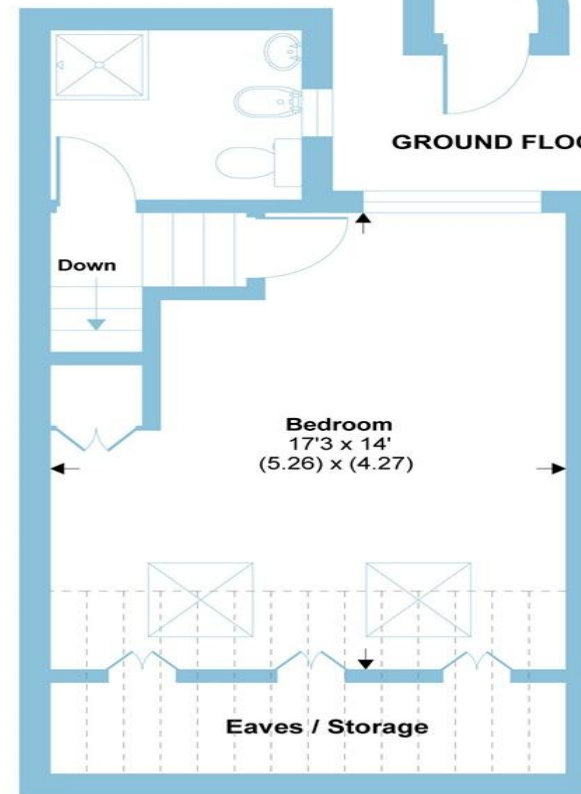
The property is within a short walk to West Ealing's local amenities, Waitrose supermarket, restaurants, and a variety of transport links including bus links and West Ealing train station which offers the Great Western Rail & Elizabeth line. Ealing Broadway's bustling town centre is also walking distance, offering the popular retail shopping centre, an abundance of popular restaurants, bars, cafes, additional transport links, and wonderful green open spaces.



Denotes restricted head height



FIRST FLOOR



SECOND FLOOR

Connaught Road, London, W13

APPROX. GROSS INTERNAL FLOOR AREA 743 SQ FT 69 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

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

- Split level conversion flat in the Heart of West Ealing
- Three 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
- 900+ year lease

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 15 Aug 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

A split-level conversion flat situated on Connaught Road in Ealing, benefiting three bedrooms, two bathrooms, a 900+ year lease and no onward chain. Please call the Ealing branch for more information and to arrange a viewing!

guide price **£550,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL109788



Property Ref:
EAL109788 - 0006

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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