



barnard marcus

**Connell Crescent, London, W5 3BL**

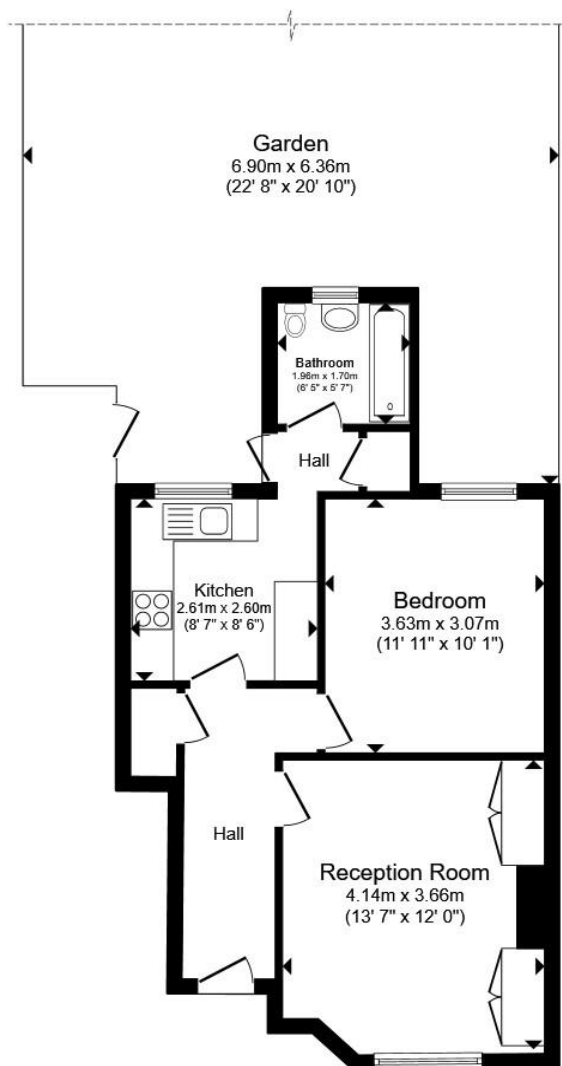


**Welcome to  
Connell Crescent, London**

This ground floor maisonette situated in Connell Crescent, an ideal purchase for someone looking to update a property to create their own home with their own personal touches. The property offers its own private entrance, a generous front reception room, a double bedroom with garden view, a separate kitchen, and a family bathroom. Other benefits include a private rear garden with direct access from the property and side access, no service charges, approx. 112 years lease remaining, a hallway storage cupboard, potential to extend to the rear (STPP), on-street parking, and no onward chain.

Hanger Lane & Park Royal tube station is within a short walk offering the Central & Piccadilly line and Ealing Broadways & Westfield centre are both within easy access which offer popular retail shopping centres, cinema complex and an abundance of restaurants and cafes. The A40 & A406 is easily accessible.





## Ground Floor

Total floor area 45.9 m<sup>2</sup> (494 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## Welcome to

### Connell Crescent, London

- Ground floor maisonette
- Private, south facing 22ft rear garden
- On street parking
- Potential to extend to the rear (STPP)
- No service charges & no onward chain.

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

A ground floor maisonette situated in Ealing W5 with its own private entrance, and further benefiting a private garden, potential to extend (STPP), approx. 112 years lease remaining, and no onward chain. Please call the Ealing branch today for more information and to arrange a viewing!

## guide price £299,950



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAL109920](https://www.barnardmarcus.co.uk/Property/EAL109920)



Property Ref:  
EAL109920 - 0004

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.

  
barnard marcus



**020 8579 5050**



[ealing@barnardmarcus.co.uk](mailto:ealing@barnardmarcus.co.uk)



55 The Mall, Ealing, LONDON, W5 3TA



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)