

## Connaught Road, W13

A newly refurbished two-bedroom garden flat being only one of two flats in this period house.

The property is situated on a quiet tree-lined street just a short walk West Ealing Station.

The flat is close to 540 sq. ft and made up of a bright and large open-plan kitchen/reception room, two bedrooms (one double) and a family sized bathroom.

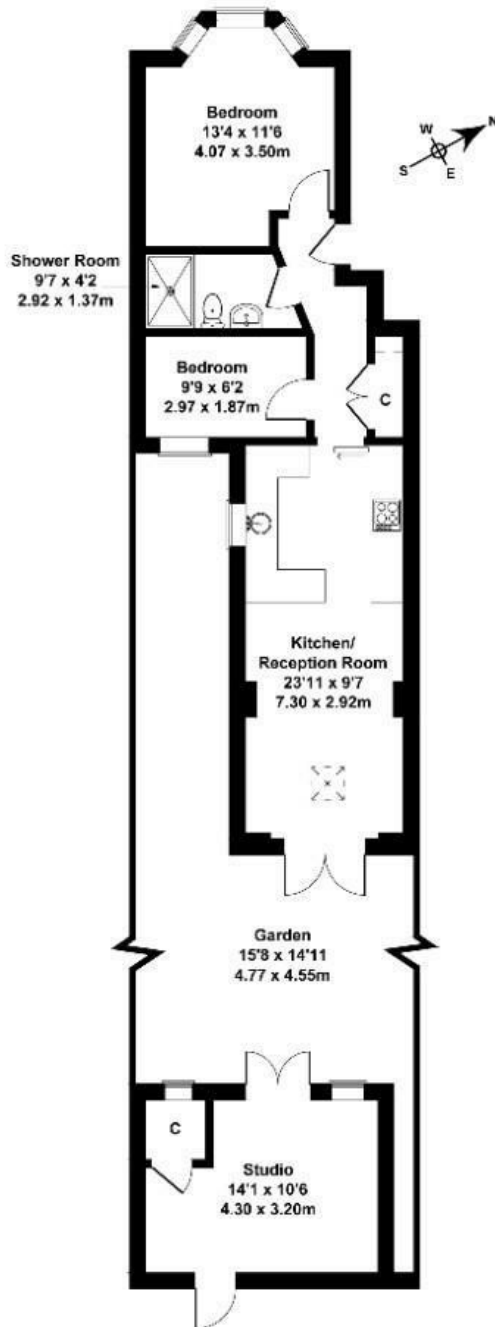
The flat further benefits from a fully insulated garden studio with separate street access, a long lease of 985 years and comes with no onward chain.

- Two-bedroom garden flat
- Newly refurbished
- Fully insulated garden studio
- Chain free
- Long lease (985 years remaining)
- Only one of two flats in a period house
- Quiet tree-lined street
- Short walk to West Ealing Station (Crossrail)

£550,000

# Connaught Road

Approximate Gross Internal Area  
538 sq ft - 50 sq m  
(Excluding Studio)



## GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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>			
(55-68) <b>D</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		