



Creffield Road, W5

£699,950 *Share of Freehold*



Two bedroom garden flat which is offered to the market in very good condition throughout and with no onward chain. Set on the ground floor of a well-maintained double-fronted Victorian house.

KEY FEATURES

- Period conversion
- Very good decorative order
- Private South-facing garden
- Summer House outbuilding
- Off-street parking
- Chain-free sale



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DESCRIPTION

The apartment provides approximately 693 sq ft of internal accommodation comprising two double bedrooms (one has an en-suite bathroom) with built-in wardrobes, family bathroom and a generous open-plan reception room with fully-equipped kitchen which opens onto a secluded 43-foot private South-facing garden. The property further benefits from off-street parking space in the front driveway and 105 sq ft summer house at the rear of the garden as well as additional external storage in the shed.

LOCATION

Ideally located just 0.3 miles from Ealing Common tube station (District and Piccadilly lines), and within easy reach of the local parade of shops offering a variety of cafes, restaurants, and convenience stores, this flat offers excellent convenience and connectivity. Ealing Broadway station (Central and Elizabeth lines) is 0.8 miles away and the open green space of Ealing Common is within only 0.3 miles.





MATERIAL INFO

Tenure: Share of Freehold

Term: 993 Years approx.

Service Charge: £1090.50 approx. Bi-annually

Ground Rent: Peppercorn

Council Tax Band: E

EPC rating: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

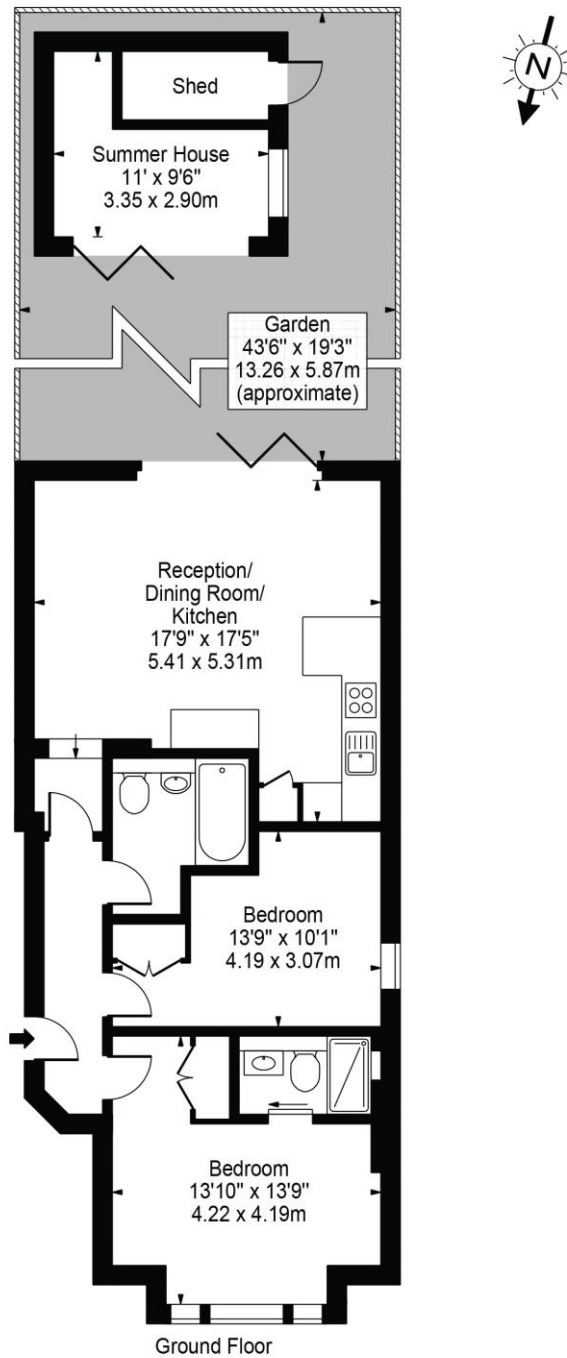
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approx. Gross Internal Area 693 Sq Ft - 64.38 Sq M

(Excluding Shed & Summer House)

Approx. Gross Internal Area Of Shed & Summer House 105 Sq Ft - 9.72 Sq M



For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

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