



CREFFIELD ROAD, EALING, W5 £450,000 SHARE OF FREEHOLD

Lease: Share of Freehold
Ground rent: Nil
Service Charge: £900 per annum
(Information Supplied by vendor)

EPC: D
Council Tax Band: D

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DESCRIPTION:

This bright and well-proportioned two-bedroom flat is situated on the first floor of a well maintained Victorian building, offering just under 550 sq ft of thoughtfully arranged living space. The property has been recently redecorated and features a separate kitchen and reception area, providing a practical layout ideal for modern living. Both bedrooms are well-sized, with the added benefit of two bathrooms perfect for sharers or small families seeking additional comfort and privacy. Ideally located just 0.2 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 0.3 miles. Whether you're a first-time buyer, downsizer, or investor, this property presents an excellent opportunity in a sought-after West London location.



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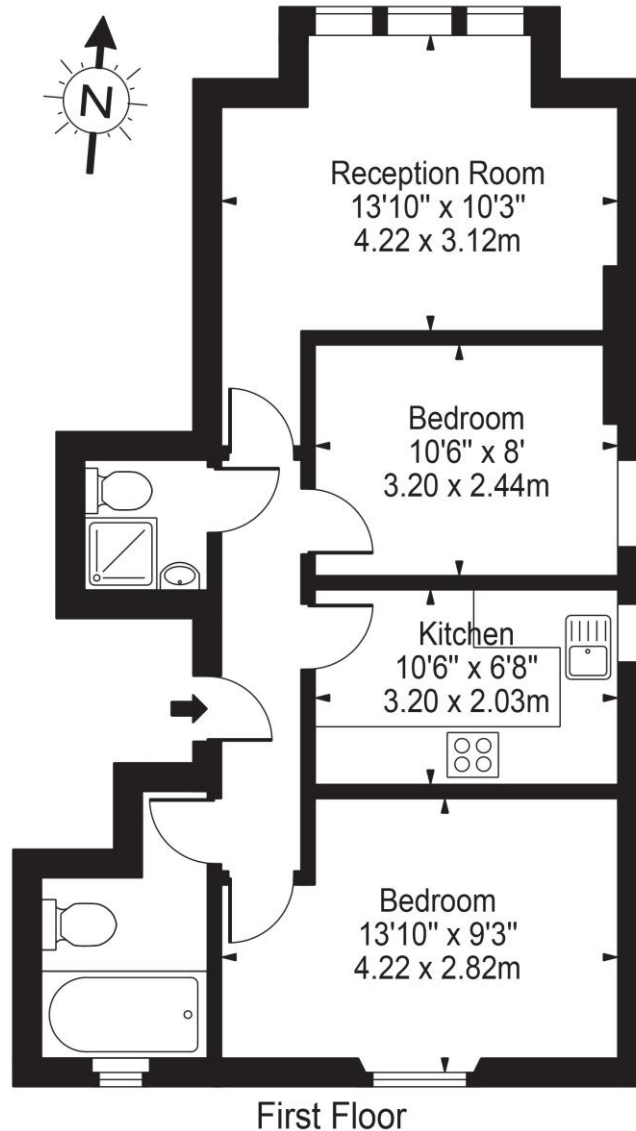


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Creffield Road, W5

Approx. Gross Internal Area 544 Sq Ft - 50.54 Sq M



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

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: N/A

Service Charge: £900 per annum

Ground Rent: Nil

Council Tax Band: D

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.

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