



Creffield Road, W5

£399,950 *Leasehold*



Set in a charming Victorian building, this spacious ground floor one-bedroom flat offers nearly 600 sq ft of stylish living space, combining period features with modern comfort. Highlights include a bright reception/dining room with high ceilings, a separate fully fitted kitchen, a versatile study, a well-sized double bedroom, and a full bathroom. The property also boasts a private patio and access to a communal garden, ideal for outdoor relaxation.

KEY FEATURES

- Communal Garden
- Private Patio
- One Bedroom
- Office Space
- Separate Kitchen/Reception



Ealing & Acton

0208 896 0123 | ealing@winkworth.co.uk

Winkworth



DESCRIPTION

Set within a handsome Victorian building, this generously sized one bedroom ground floor flat offers just under 600 sq ft of well-appointed living space, blending period charm with modern convenience.

The property features a bright and spacious reception and dining room with high ceilings and ample natural light, ideal for both relaxing and entertaining. A separate fully fitted kitchen provides a practical and private space for cooking, while the additional study or office room offers the perfect setup for remote working or a quiet reading nook.

The double bedroom is well proportioned, and the bathroom includes a full sized bath with overhead shower. Step outside to enjoy your own private patio, a rare find in this type of property, with access to a well maintained communal rear garden, perfect for enjoying sunny days or outdoor dining.





LOCATION

Creffield Road is located in a quiet, leafy part of West London, within the Creffield Conservation Area. The area is known for its attractive period homes, tree-lined streets, and proximity to Ealing Common, offering a peaceful residential environment with easy access to green space.

Excellent public transport:

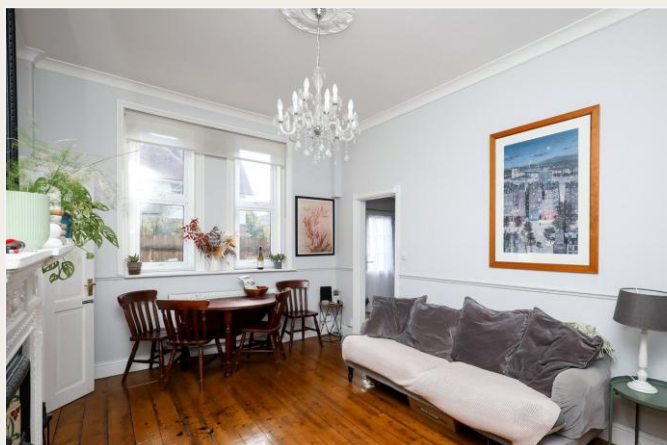
Ealing Common Station (District & Piccadilly lines) is a 0.3 miles walk.

Ealing Broadway (Elizabeth Line, Central, District & National Rail) is about 0.8 miles on foot.

Good road links to the A406, A40 and M4.

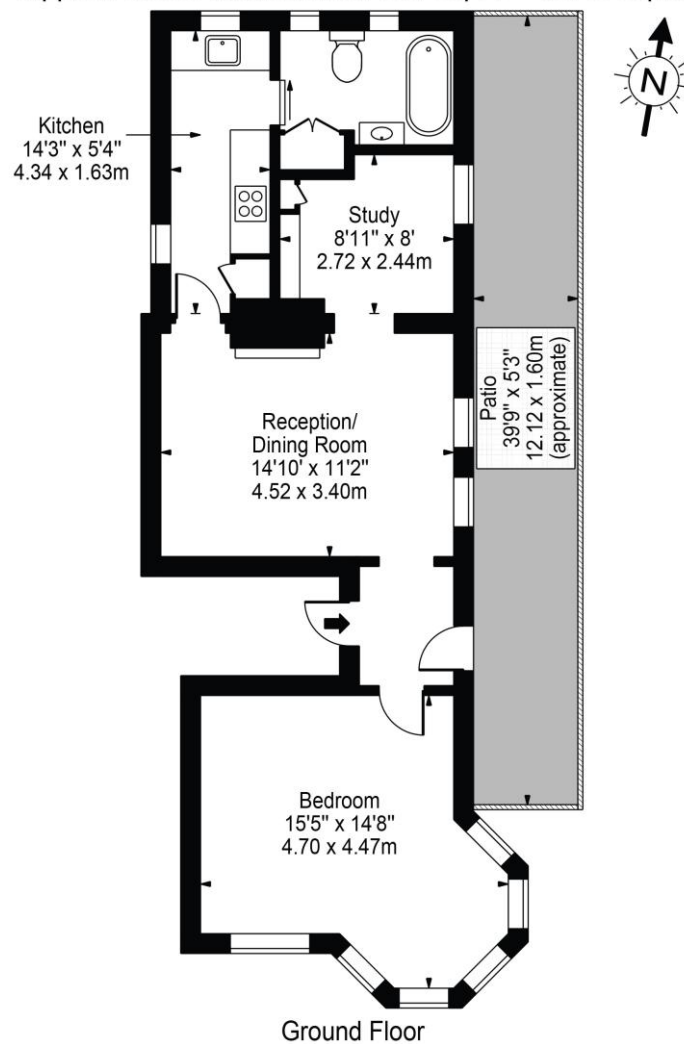
Amenities

Shops, cafés and local restaurants are nearby, with a wider range available at Ealing Broadway. The area is walkable, safe, and well-served by buses.



Creffield Road, W5

Approx. Gross Internal Area 597 Sq Ft - 55.46 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.

MATERIAL INFO

Tenure: Leasehold

Term: 85 year and 3 months

Service Charge: £1,200 per annum (subject to increase)

Ground Rent: £10 per annum (subject to increase)

Council Tax Band: D

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	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ealing & Acton

0208 896 0123 | ealing@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.