



**CONNELL CRESCENT, LONDON, W5**  
**£325,000 LEASEHOLD**

Lease: 125 years from 24/06/1981 (approx. 83 years remaining)

Ground Rent: £150 per annum

Service Charge: Ad-Hoc

*(information supplied by vendor)*

**EPC: Band C**

**Council Tax: Band C**

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### DESCRIPTION:

Well-proportioned two bedroom apartment which is conveniently located just moments away from Park Royal and Hanger Lane underground stations. The property occupies the first floor of a converted period house and benefits from a private entrance. It comprises two bedrooms, a spacious reception room, family bathroom and a separate kitchen. Furthermore, it has a balcony as well as private section of the rear garden. Great investment or first time purchase!



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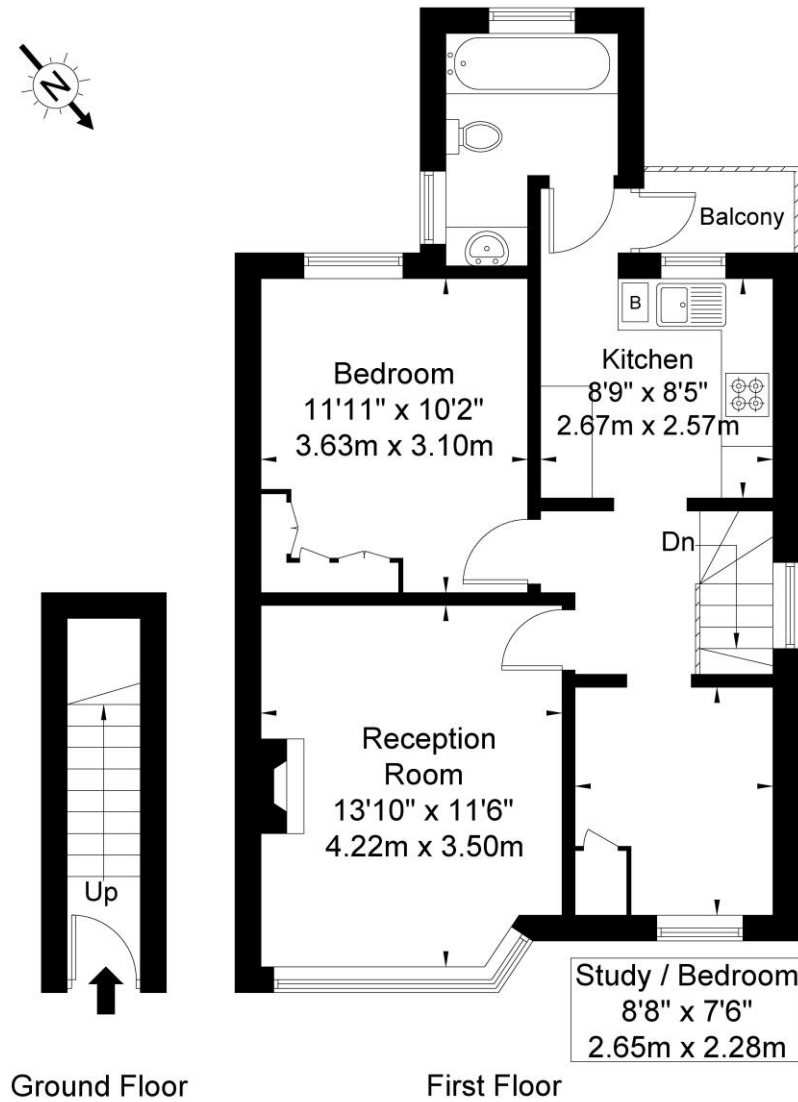


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# Connell Crescent W5 3BP

Approx Gross Internal Area = 51.4 sq m / 553 sq ft



Ground Floor

First Floor

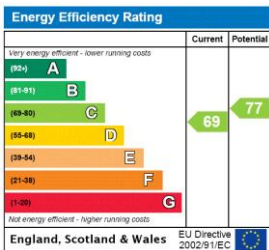
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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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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.



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