



## Creffield Road, London, W5

£2,850,000 *Freehold*

15  4  9 

A rare freehold investment opportunity comprising four well-presented apartments, offering nearly 3,800 sq ft of accommodation with off-street parking and a 103' south-facing garden. Ideally located on a quiet tree-lined street close to Ealing Common, Ealing Broadway and local amenities.

### KEY FEATURES

- Substantial detached house
- Arranged as 4 apartments
- Sole Agents
- Chain free sale
- Great investment opportunity
- Unrivalled location



Ealing & Acton

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## DESCRIPTION

Investment Opportunity! A substantial detached Freehold house which consists of 4 apartments - three four-bedroom flats and one three-bedroom flat. The property is offered to the market with no onward chain and all of the units are in good decorative order throughout. The building provides just under 3,800 sq ft of internal accommodation and also benefits from off-street parking to the front as well as an expansive 103' South-facing rear garden. In-person viewings are highly recommended!

Situated on a quiet tree-lined street within a desirable residential area, the property is conveniently located for Ealing Common and Ealing Broadway stations as well as numerous local amenities. The open green spaces of The Common are also within a short walk away.







## MATERIAL INFO

**Tenure:** Freehold  
**Term:** N/A  
**Service Charge:** N/A  
**Ground Rent:** N/A  
**Council Tax Band:**  
**EPC rating:** 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

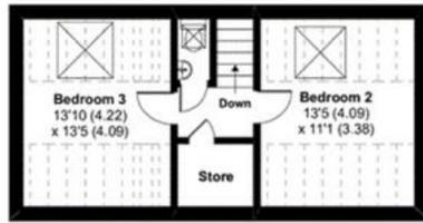
## Creffield Road, London, W5

Approximate Area = 3502 sq ft / 325.3 sq m

Limited Use Area(s) = 267 sq ft / 24.8 sq m

Total = 3769 sq ft / 350.1 sq m

For identification only - Not to scale

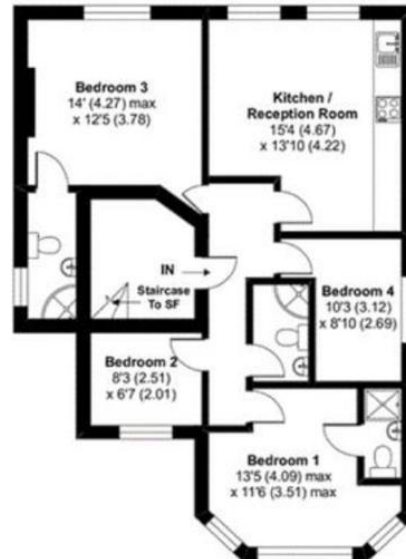


THIRD FLOOR

Denotes restricted head height



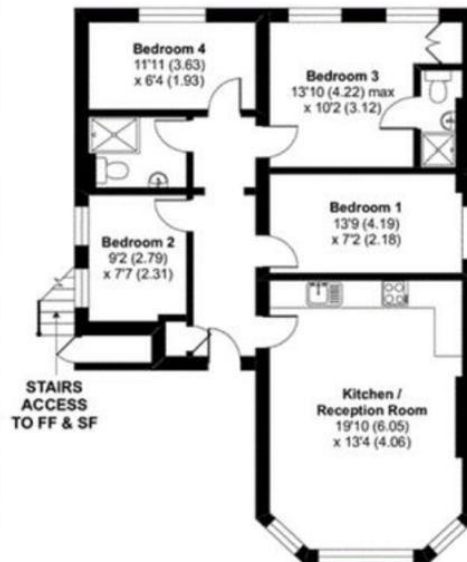
SECOND FLOOR



FIRST FLOOR



BASEMENT



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Grimshaw & Co. REF: 923613

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