



Connell Crescent, Ealing, London W5 3BL
Price £340,000 Leasehold

A ground-floor 1-bedroom maisonette with 113 year lease (subject to confirmation) and good sized accommodation, south-west facing rear lawn garden of approximately 22ft and forecourt parking.

Conveniently situated approximately 0.2 miles from **Hanger Lane** station with local shopping facilities and 0.3 miles from **Park Royal** station. With buses nearby towards **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous shopping facilities, bars and restaurants.

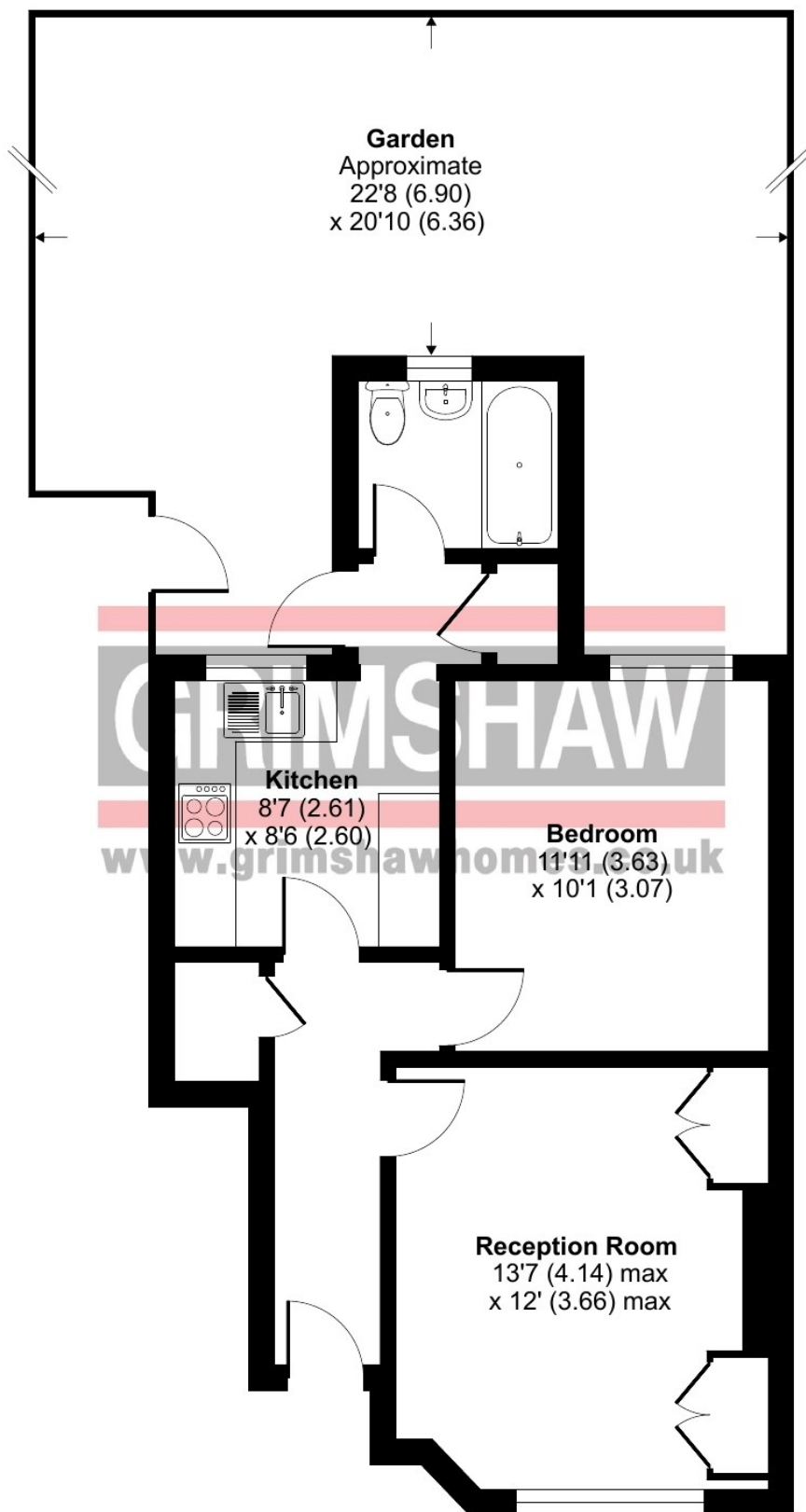
Good road connections for M4 / M40 motorways, A4, A40 and North Circular Road.



Connell Crescent, London, W5

Approximate Area = 498 sq ft / 46.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025.
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EPC Rating = D

Built c1950 with 113 years lease remaining

Ground rent: £100 per annum

Buildings insurance for 2024 / 2025: £313.72 per annum

Council tax band = C (£1,814.24 for 2025/2026)

Local authority: London Borough of Ealing

Parking: Off road parking. Controlled Parking Zone Hanger Hill zone O

Connected services and utilities: Electricity: mains gas (Greenstar 4000 combi boiler and radiator heating):
mains drainage: broadband connected

Surface water : 'Very low' means less than 0.1% chance of a flood each year.

Rivers and sea: 'Very low' means less than 0.1% chance of a flood each year.

All subject to confirmation

VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.

Any reference to the term "period" denotes period-style. Services, heating, appliances, any security and drainage systems have not been tested. Internal photographs are reproduced for general information only and it must not be inferred that any item shown therein is included with the property. Where double-glazing is mentioned, it must not be inferred that each and every door and window in the property is double-glazed. Trade Names: Where trade names are mentioned, you are advised to verify these with the vendor to your own satisfaction. All property measurements are approximate and have been taken with an electronic tape into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchasers, who should satisfy themselves by inspection or otherwise. Neither Grimshaw & Company nor any person in their employment has any authority to make or give any warranty whatever in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

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