Inglis Court, Creffield Road, Ealing, London W5 3HP
Price £525,000 Share in Freehold - No Chain

A well-presented 2-bedroom ground-floor conversion flat in a detached Victorian corner property with a large basement of approx 18 x 13.7 ft (currently used for storage) with potential for works to create direct access to the apartment (subject to usual regulations). The property benefits from an entry phone system, direct access to the patio and mature communal rear garden as well as an allocated parking space.

The accommodation comprises entrance hall, approximately 18ft reception room, fitted kitchen with access to the patio and communal garden, 2 bedrooms and a bathroom with WC.

Conveniently situated, approximately 0.2 miles from **Ealing Common** station with local shopping facilities, bars & restaurants. Within walking distance to the lovely open spaces of Ealing Common. **Ealing Broadway** station is approximately 0.7 miles away with Eliabeth Line, District Line and Central Line connection for Central London and beyond. Ealing town centre is also 0.7 miles away with numerous shops, bars and restaurants.

Road connections for the A4 / A40 and the M4 & M40 motorways.

Well-placed for local schools including Montpelier Primary, Ellen Wilkinson High, St Vincent's Catholic Primary, Twyford CofE High, West Acton Primary and Ada Lovelace CofE High.

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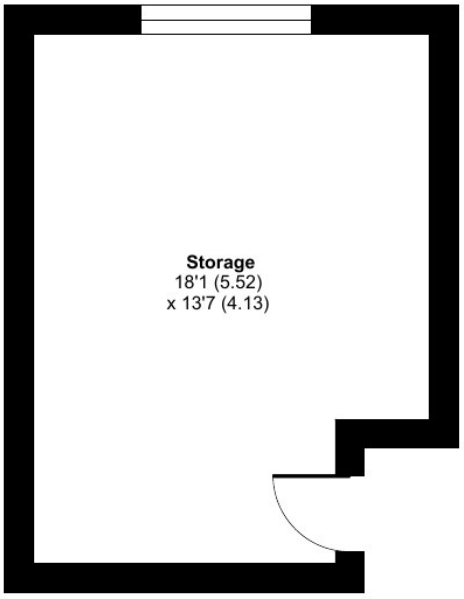
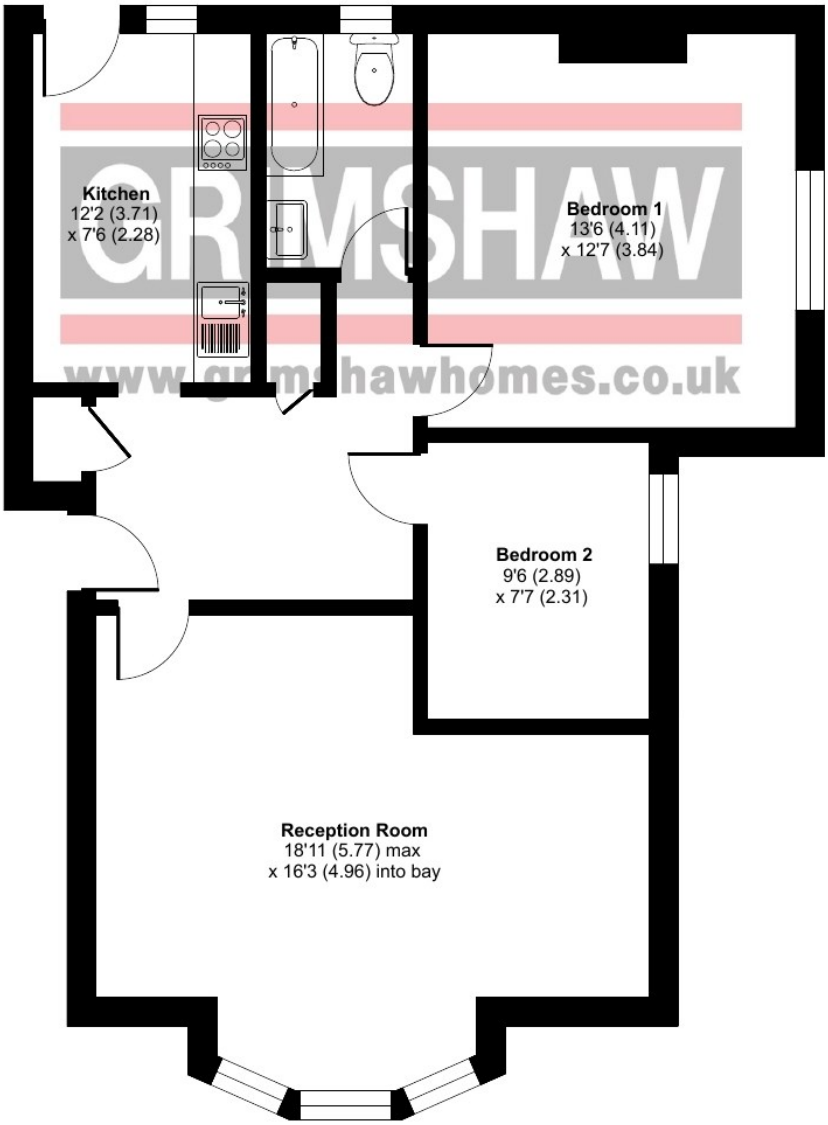
Creffield Road, London, W5

Approximate Area = 750 sq ft / 69.6 sq m
Outbuilding = 230 sq ft / 21.3 sq m
Total = 980 sq ft / 90.9 sq m
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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EPC Rating = C

Council tax band = E (for 2025 / 2026 £2,494.57)

Local authority: London Borough of Ealing

Parking: Allocated parking space and CPZ - Ealing Common Zone O

Connected services and utilities: Electricity: mains gas (gas central heating boiler and radiator heating): mains drainage: broadband connected: no CCTV

Service charge: for 2025 £633.41 plus building insurance of £1,417.20

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.

13.03.2026 Ref: 10053

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