



Connell Crescent, Ealing, London W5 3BP
Price £395,950 Leasehold - No Chain

A well-presented 2 bedroom first-floor apartment with a large loft space (approx 24ft) and balcony steps leading down to a private rear lawn garden section. There is potential to convert the loft (subject to the usual regulations).

The property comprises entrance hall, 13ft reception room, fitted kitchen, 2 bedrooms and a bathroom / WC.

Outside - the rear lawn garden section is approximately 28'5 x 19'4 (8.66m x 5.90m)

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.

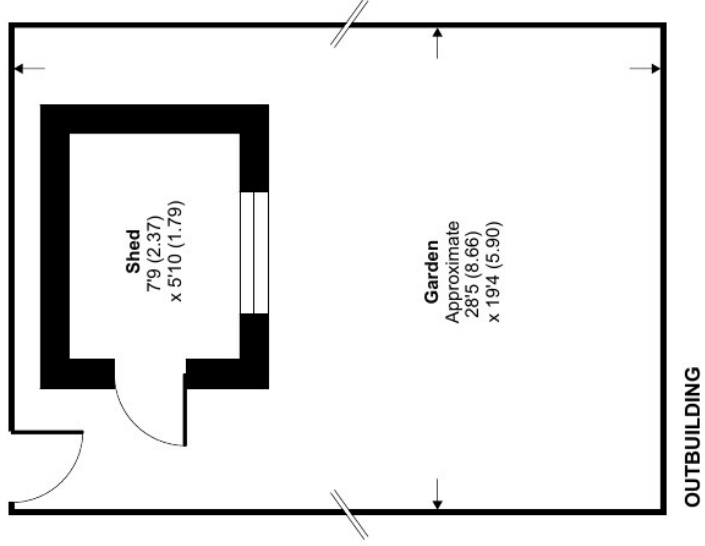
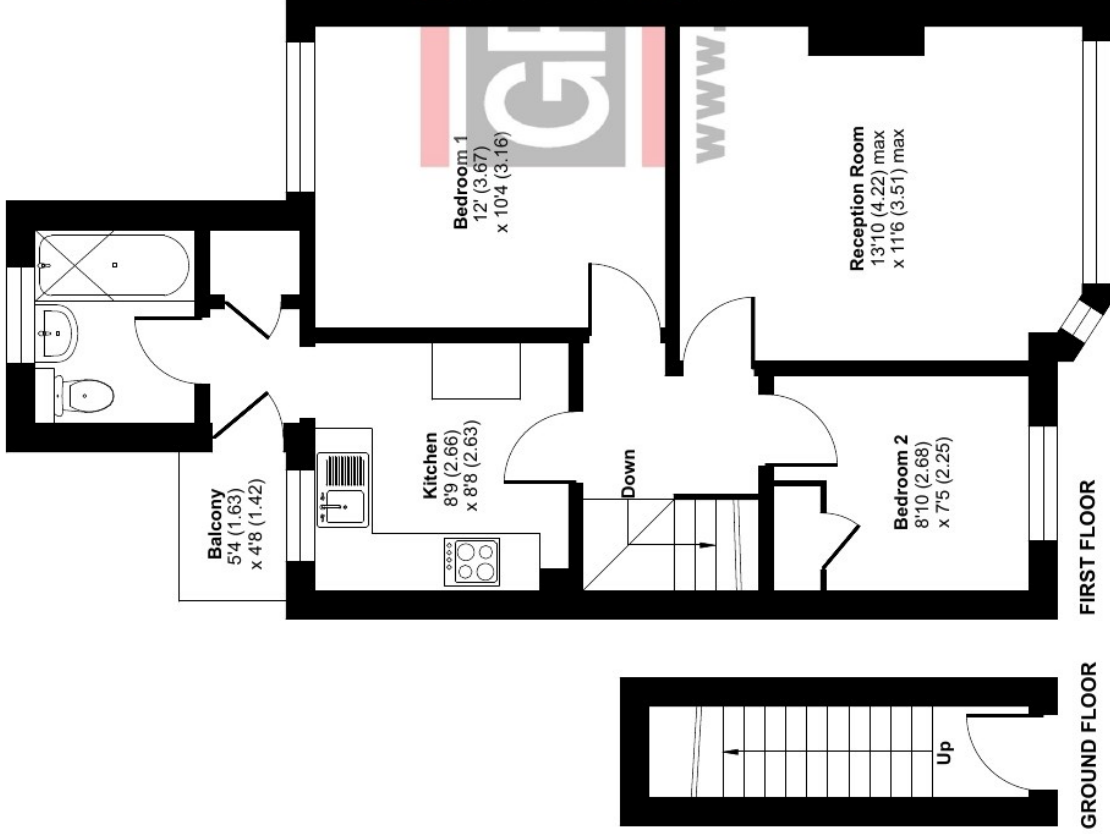
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Approximate Area = 1082 sq ft / 100.5 sq m

Outbuilding = 46 sq ft / 4.2 sq m

Total = 1128 sq ft / 104.7 sq m

For identification only - Not to scale







Lease: 110 years approximately

Ground rent: approximately £100 per annum

EPC Rating = C

Council tax band = C (£1,900.92 for 2026 / 2027)

Local authority: London Borough of Ealing

Parking: CPZ: Hanger Hill Zone O

Accessibility: Internal staircase and outside stairs to private rear lawn garden section.

Connected services and utilities: Gas supply (Vaillant gas central heating boiler and radiator heating); electricity supply: mains drainage: no broadband: no landline: no CCTV

The vendor for the ground floor flat has access up the front garden path to the front door.

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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