



Creffield Lodge, Creffield Road, London, W5 3HP

Welcome to
Creffield Lodge, Creffield Road,
London

This modern, second floor flat, located on Creffield Road, Ealing, is ideal for first time buyers or investors. Offering no onwards chain, this flat boasts a stylish interior, with a modern, open plan kitchen and bright and airy living room space with high ceilings and wooden flooring throughout, a sleek designed, spacious, fully tiled bathroom and a generous double bedroom, fitted with excellent storage.

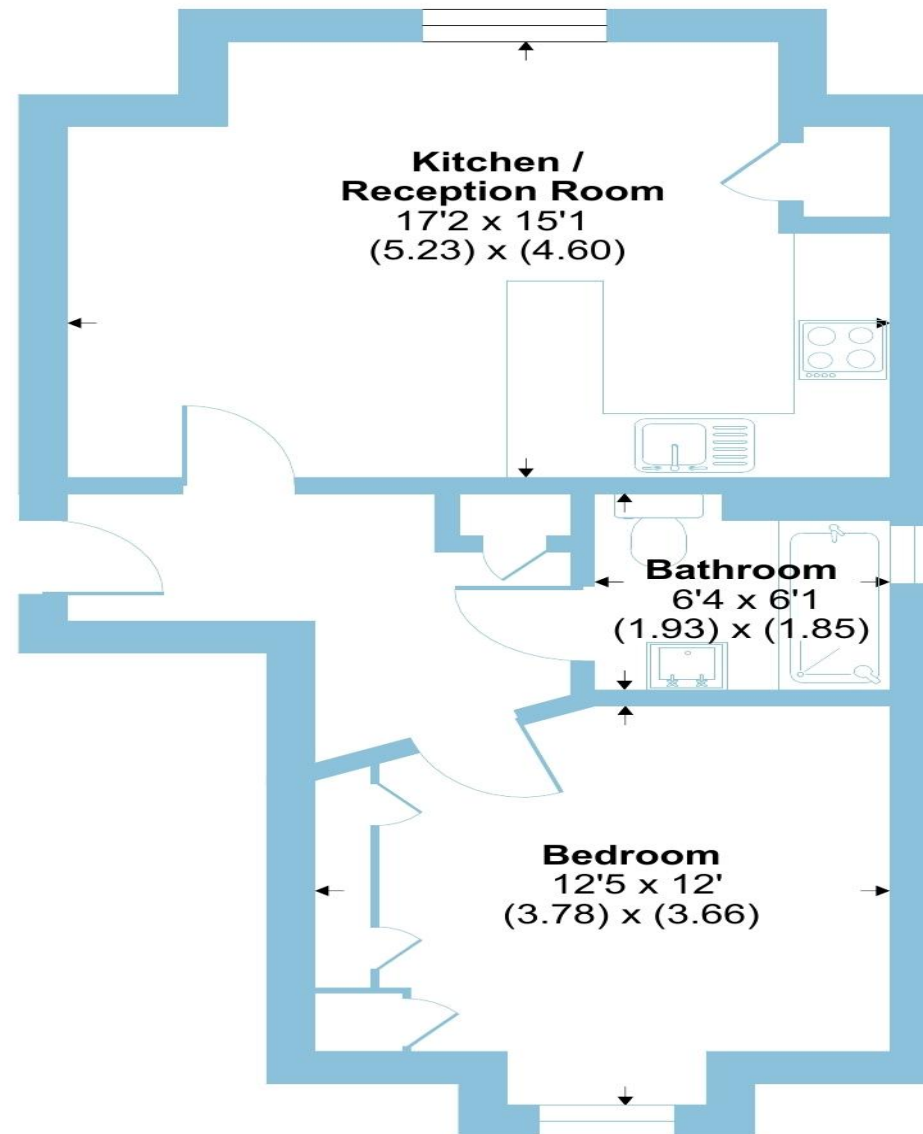
This property is a short walk from a variety of transport links including bus stop links and Ealing Common tube station (District line & Piccadilly line) as well as the local amenities and a good selection of sought-after, outstanding primary and secondary schools. Ealing Broadway's tube station (Central line, District line, Great Western & Elizabeth line) is also easily accessible as well as the popular retail shopping centre, providing an abundance of shops, restaurants, cafes, bars and local parks.



Creffield Road, London, W5

Approximate Area = 465 sq ft / 43.2 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Barnard Marcus. REF: 1134270



Welcome to

Creffield Lodge, Creffield Road, London

- Top floor, second floor conversion flat
- No onward chain
- Situated in Ealing Common
- Modern kitchen & bathroom
- A short walk to Ealing Common Park & tube station (Piccadilly & District line)

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1800.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 11 Apr 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

This modern, second floor flat situated on Creffield Road, Ealing, with no onward chain is ideal as a first-time purchase or investors. It is a short walk to local amenities & transport links including bus links, Piccadilly and District line. Please call the Ealing branch today to arrange a viewing!

£375,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL110168



Property Ref:
EAL110168 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8579 5050



ealing@barnardmarcus.co.uk



55 The Mall, Ealing, LONDON, W5 3TA



barnardmarcus.co.uk