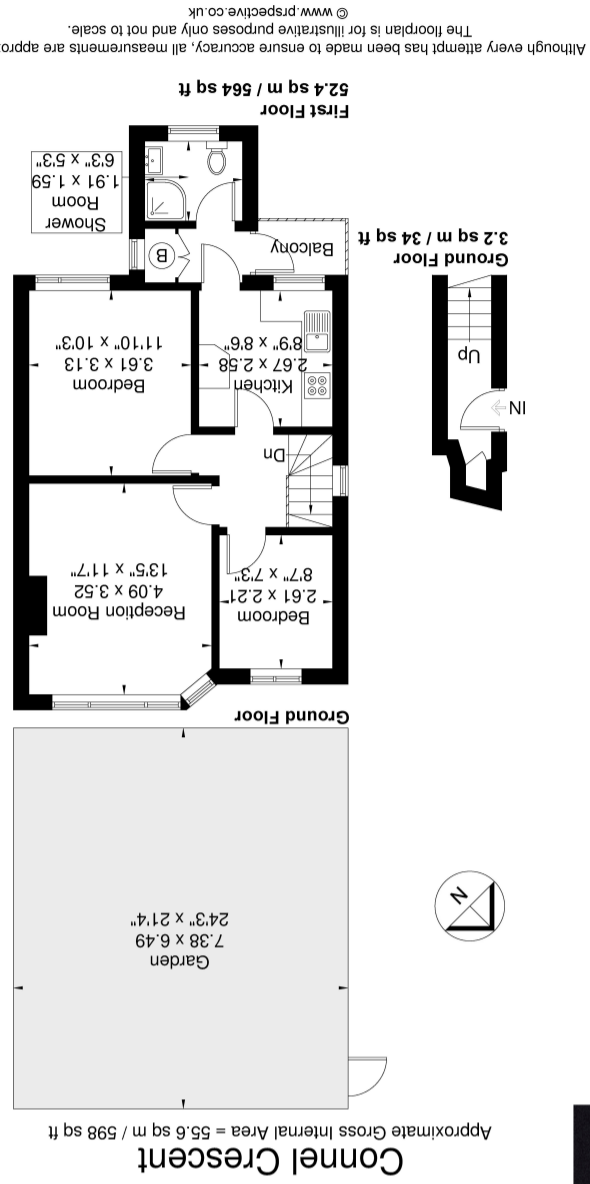


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	66
Potential	57



100 Connell Crescent, London. W5 3BP.

£350,000

A well-presented two-bedroom terraced house situated on this popular residential crescent. The property offers bright and versatile living space, a private rear garden, and a convenient location with excellent transport connections.

There is a spacious reception room with a large window, a modern kitchen with light wood units, black work surfaces and integrated appliances, plus direct access to a private balcony. Upstairs you will find two good-sized bedrooms and a modern shower room. The rear garden is a lovely feature — a private, good-sized space perfect for relaxing or entertaining.

Additional benefits include double glazing and gas central heating. Conveniently located, the property is within easy reach of Hanger Lane (Central Line) and Ealing Broadway stations, providing fast links into central London. The area also benefits from excellent local amenities, schools, parks and shopping. An ideal purchase for first-time buyers or investors.

Reception

13' 5" x 11' 7" (4.09m x 3.53m)

Bedroom

11' 10" x 10' 3" (3.61m x 3.12m)

Bedroom 2

8' 7" x 7' 3" (2.62m x 2.21m)

Kitchen

8' 9" x 8' 6" (2.67m x 2.59m)

Shower Room

6' 3" x 5' 3" (1.91m x 1.60m)

