

Rolfe East



Warwick Road, Ealing, W5 5PT

£1,350,000

- Mews House
- Three Double Bedrooms
- Dressing Room
- Parking Available
- Set in a Gated Development
- Two Bathrooms (one en-suite)
- Private Garden

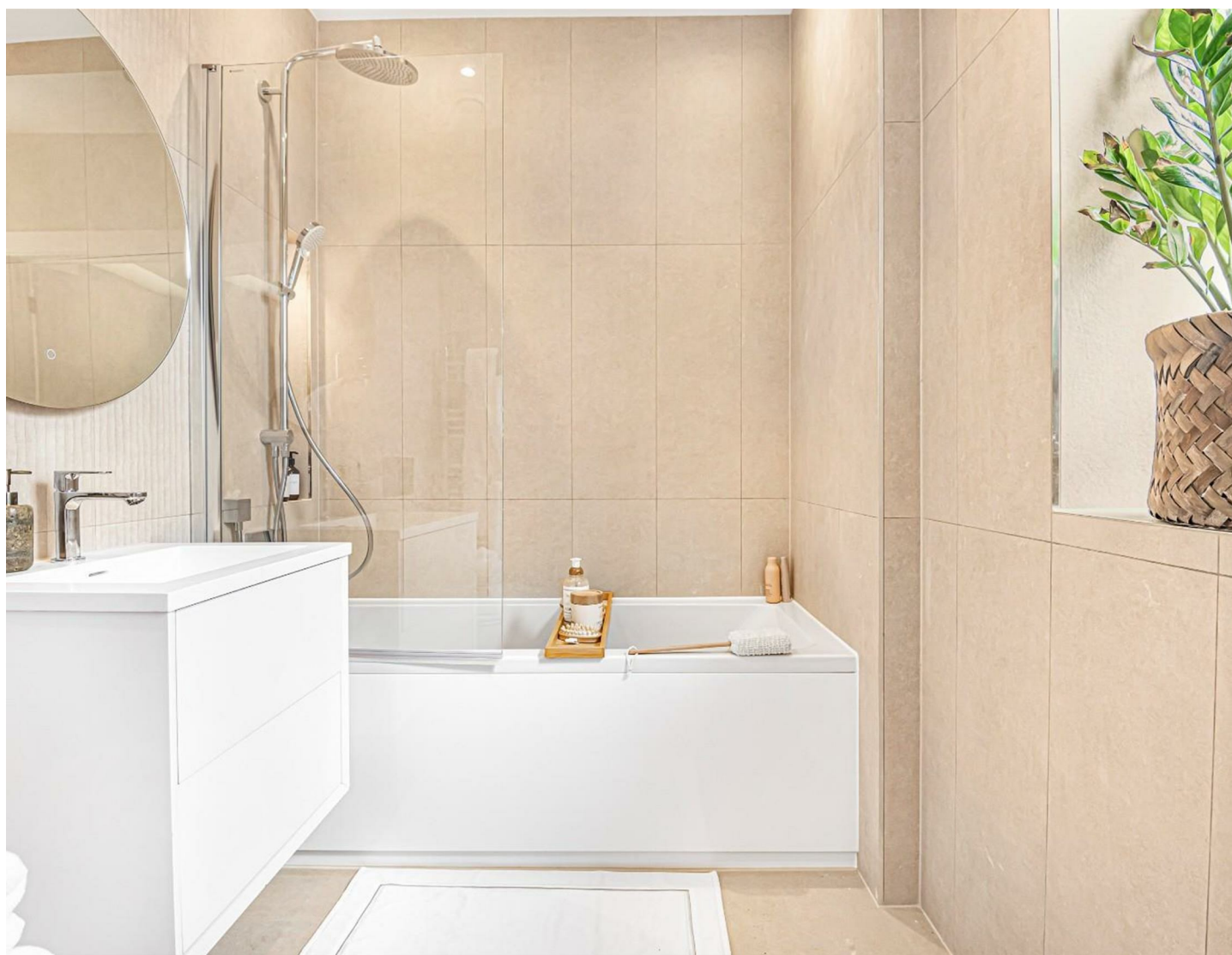
A boutique and brand new three bedroom house with garden set in an exclusive gated development in Ealing.

Conveniently located, Ealing Broadway is a leading shopping destination with a broad range of branded and high street shops, restaurants and cafés. Ealing Broadway Station (0.3 miles away) is a major single level interchange station served by London Underground, the Elizabeth line, and the Great Western Railway Mainline. Various bus routes provide access to a plethora of towns such as Richmond, Kingston, Brent Cross, Wembley, Harrow, Shepherds Bush, Southall, Uxbridge and Isleworth.

Please note: Images are CGIs and indicative only. To arrange a viewing, please call Rolfe East on 020 8579 4080.



Council Tax Band: New Build



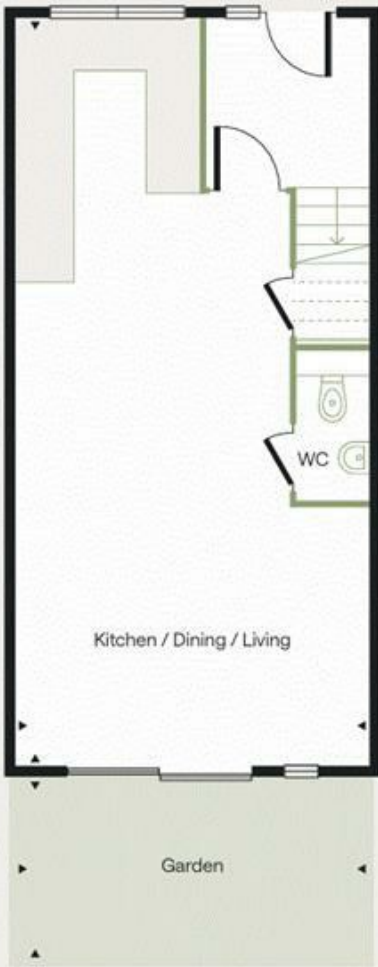
Mews

3 Bed

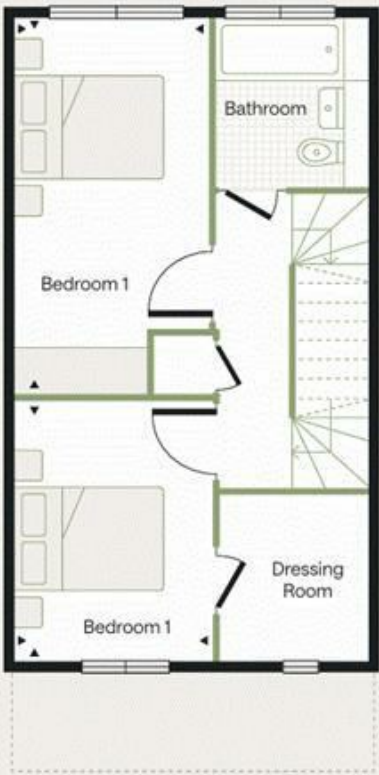
- Mews 1
- Mews 2
- Mews 3
- Mews 4
- Mews 5



Ground Floor



Floor 1



Floor 2

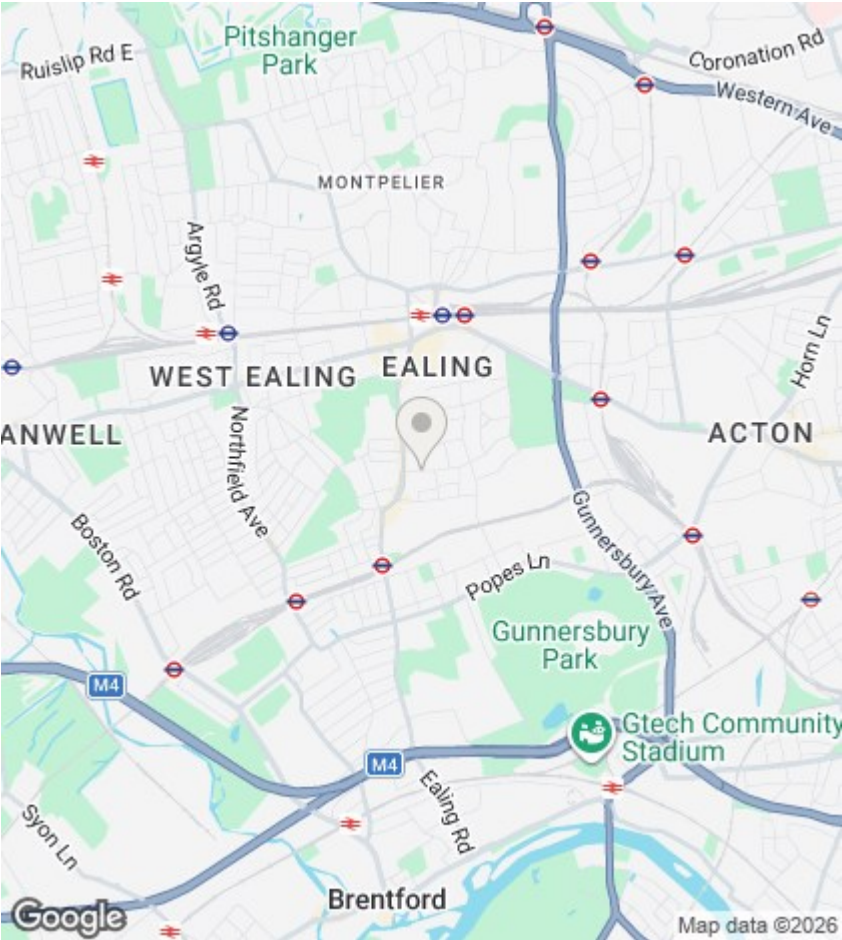


| Type Mews 1-5 | 112.3 sqm | 1208.8 sqft |
|---------------------------|-----------------|-------------------|
| Kitchen / Dining / Living | 4.57 m x 9.84 m | 15.0 ft x 32.3 ft |
| Bedroom 1 | 3.55 m x 4.76 m | 11.6 ft x 15.6 ft |
| Bedroom 2 | 2.55 m x 3.34 m | 8.3 ft x 11.0 ft |
| Bedroom 3 | 2.50 m x 4.94 m | 8.2 ft x 16.2 ft |
| Garden (Mews 1) | 4.98 m x 5.39 m | 16.3 ft x 17.7 ft |
| Garden (Mews 2) | 4.90 m x 5.54 m | 16.1 ft x 18.2 ft |
| Garden (Mews 3) | 4.90 m x 5.40 m | 16.1 ft x 17.7 ft |
| Garden (Mews 4) | 4.90 m x 5.22 m | 16.1 ft x 17.1 ft |
| Garden (Mews 5) | 5.70 m x 5.00 m | 18.7 ft x 16.4 ft |



These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide.

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Directions

Viewings

Viewings by arrangement only. Call 020 8579 4080 to make an appointment.

EPC Rating:

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