

# 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

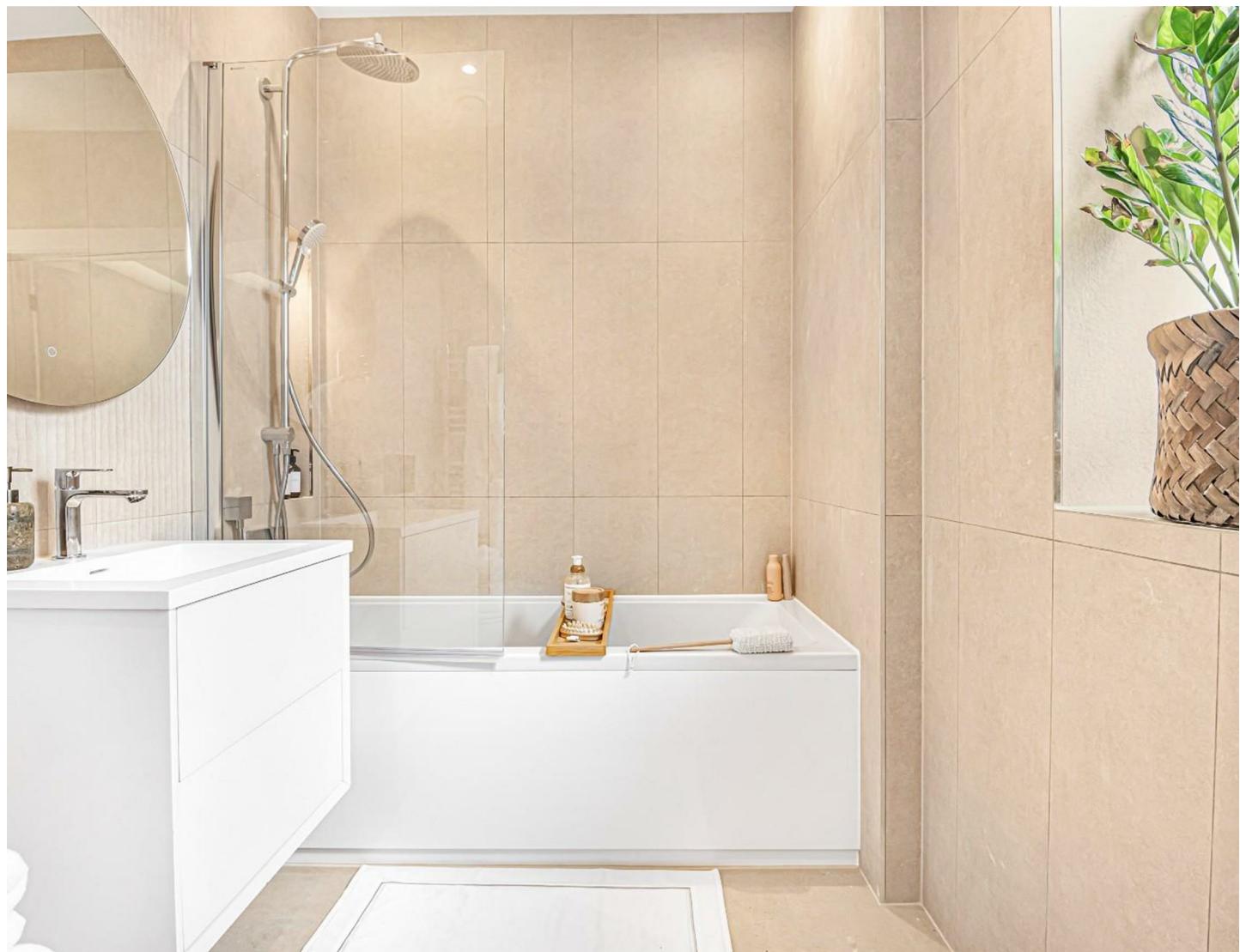
A boutique and brand new three bedroom house with garden set in an exclusive gated development in Ealing.

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



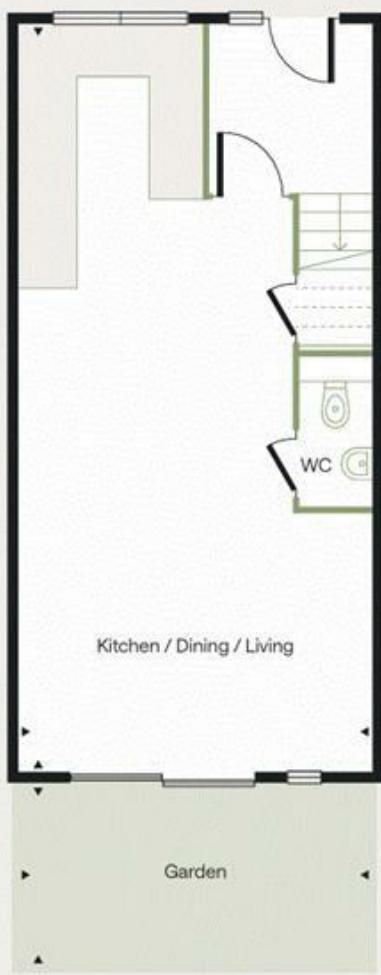
# Mews

# 3 Bed

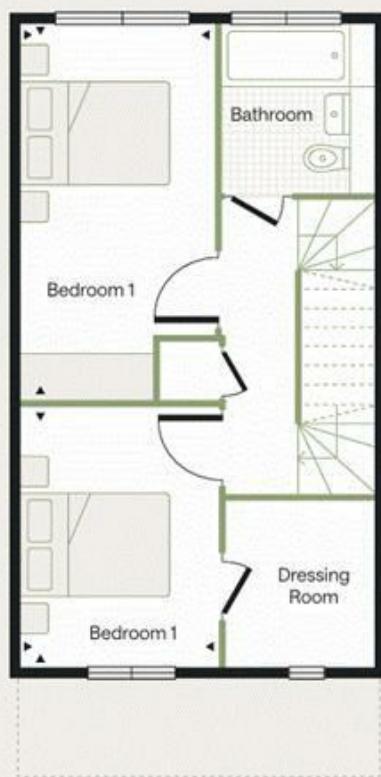
- Mews 1
- Mews 2
- Mews 3
- Mews 4
- Mews 5



Ground Floor



Floor 1



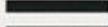
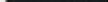
Floor 2

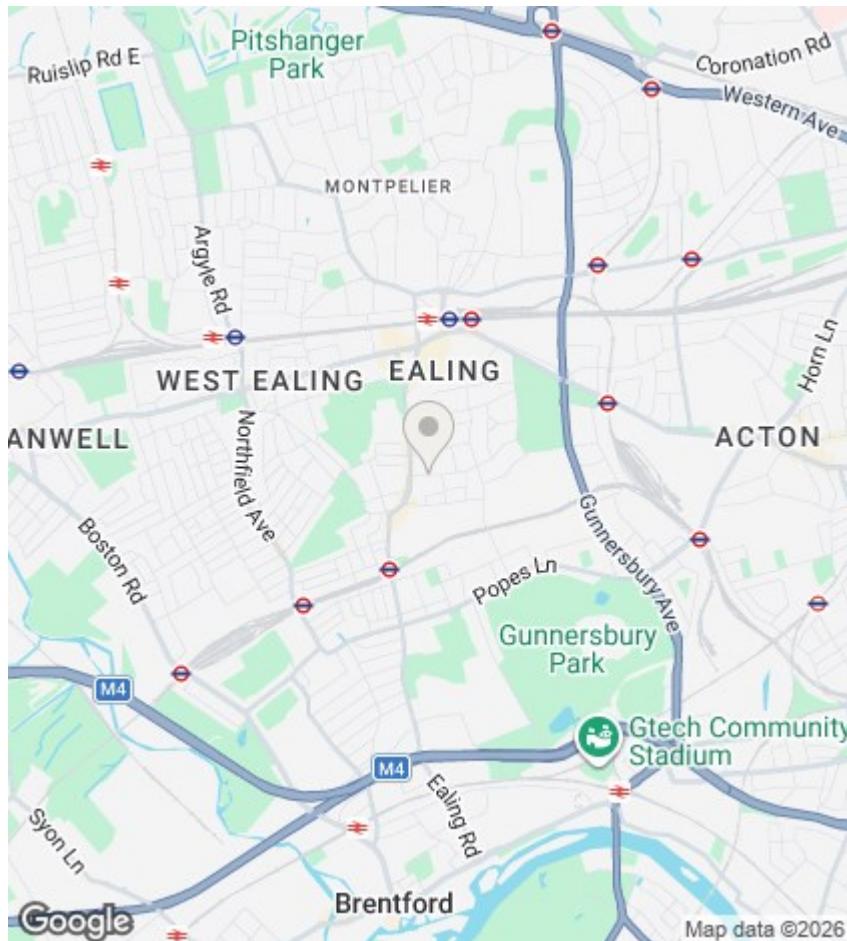


Type	Mews 1-5	112.3 sqm	1208.8 sqft
Kitchen / Dining / Living	4.57 m x 9.84 m	15.0 ft x 32.3 ft	
Bedroom 1	3.55 m x 4.76 m	11.6 ft x 15.6 ft	
Bedroom 2	2.55 m x 3.34 m	8.3 ft x 11.0 ft	
Bedroom 3	2.50 m x 4.94 m	8.2 ft x 16.2 ft	
Garden (Mews 1)	4.98 m x 5.39 m	16.3 ft x 17.7 ft	
Garden (Mews 2)	4.90 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.



2   
1   
0 



## Directions

## Viewings

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

## EPC Rating:

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