

# Rolfe East



Madeley Road, W5

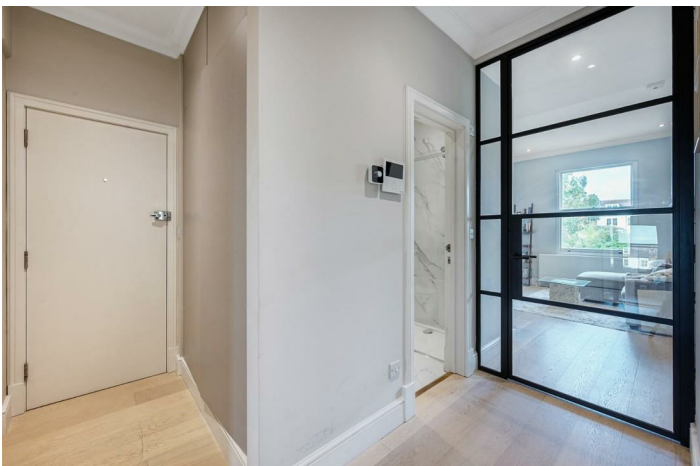
£412,000

- One double bedroom
- Excellent condition throughout
- 5 minutes walk to North Ealing Station
- No upper chain
- First floor flat
- Double glazing and gas central heating
- 10 minutes walk to Ealing Broadway Station
- EPC rating: C / council tax band: B

A beautiful apartment and just minutes walk to Ealing Broadway. The property is presented in an excellent contemporary condition throughout and features a comprehensive kitchen range, fully tiled luxury shower room, and fitted floor to ceiling wardrobes in the bedroom. The property is being sold with no upper chain.



Council Tax Band: B



# Madeley Road

Approximate Gross Internal Area = 40.1 sq m / 431 sq ft



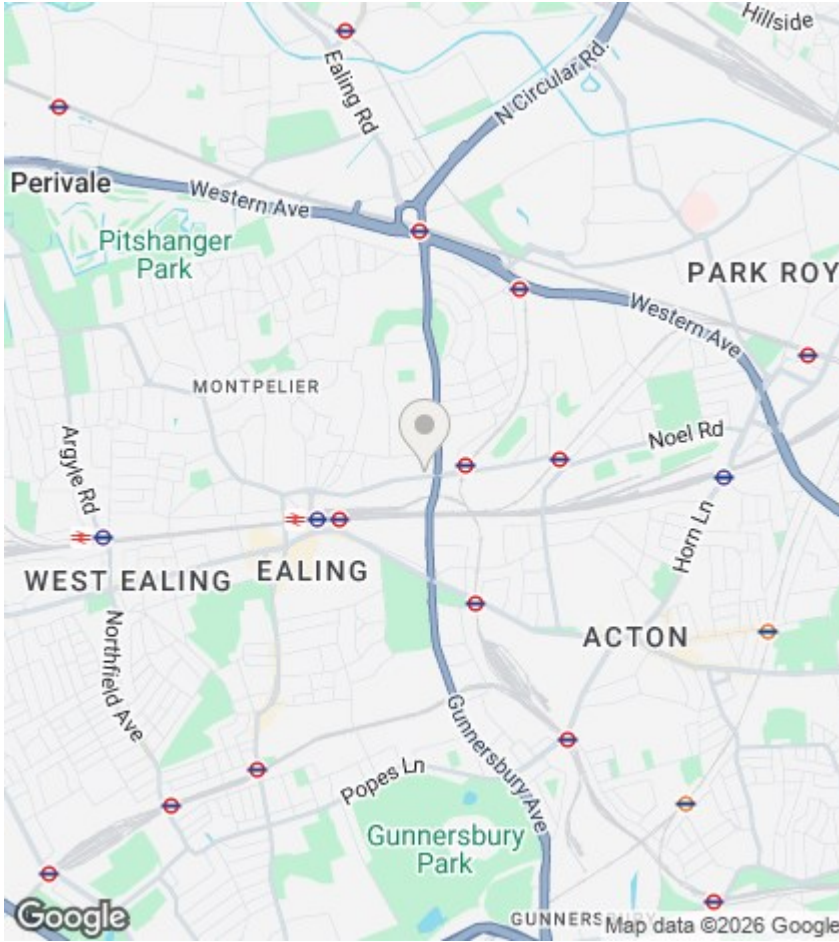
**First Floor**

Although every attempt has been made to ensure accuracy, all measurements are approximate.

The floorplan is for illustrative purposes only and not to scale.

© www.perspective.co.uk

# Viewings



Viewings by arrangement only.  
Call 020 8567 2242 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	