

# Rolfe East



Hamilton Road, W5

£600,000

- Share of freehold
- Gated development
- 10 minutes walk to Ealing Broadway Station
- No onward chain
- Two double bedrooms
- Ground floor apartment
- Excellent condition throughout
- Gas central heating and double glazed windows
- EPC rating: TBC / council tax band: D

A beautiful two double bedroom apartment located on the ground floor of this attractive gated development in a most sought after location and just 10 minutes walk to Ealing Broadway Station. Having been meticulously maintained and improved by its current owners this property is being sold with a share of freehold and no upper chain.

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Council Tax Band: D





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 687 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 687 SQ FT/ 64 SQM



This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

**Property:** The property is a beautiful apartment located on the ground floor of this attractive gated development in a most sought after location.

**Accommodation:** Approx 668 SQ FT / 63.955 SQM. Accommodation is spacious and well thought out allowing for two large double bedrooms, a reception room with feature fireplace, fitted book cases and storage, a newly fitted contemporary kitchen with stone counter tops and splash backs, a fully tiled modern bathroom.

**Condition:** The property is presented in an exceptionally good condition throughout having been meticulously maintained by its current owners and featuring new double glazed windows and Vaillant gas combi boiler.

**Gardens:** Large, mature and well tended communal gardens.

**Tenure:** Share of freehold with 999 year lease.

**Location:** A most sought after enclave of West London within which Hamilton Court is perfectly positioned to enjoy the vibrant café culture and independent shops of Ealing, the wonderful parks which include Walpole Park and Pitzhanger House, art galleries, theatres, independent cinemas.

**Transport:** A multitude of choice in regards to train stations with North Ealing, Ealing Common and Ealing Broadway Station within walking distance and giving access to The Elizabeth Line, Central Line, District Line, Piccadilly Line and Heathrow Connect.

## Viewings

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

## EPC Rating:

