

# Rolfe East



Castlebar Road, Ealing, W5 2DD

£1,150,000

- Three double bedrooms
- Two bath/shower rooms
- Views of Ealing Abbey / St Benedicts
- Outstanding condition
- Building of architectural interest
- Period character throughout
- No upper chain
- EPC rating: D / Council tax band: F

A truly exceptional and unique property boasting beautiful period features and elegance combined with contemporary modern fittings. The property has been refurbished to a very high standard throughout and boasts over 1600 sqft.

Castlebar Road is perfectly situated for Ealing Broadway Station, offering District, Central, and Elizabeth Line services, with connections to Central London, Heathrow, Paddington, Canary Wharf, and beyond. Just a short stroll brings you to the vibrant Ealing Broadway Centre, filled with an extensive selection of shops, restaurants, cafes, and bars. Nearby, the charming Pitshanger Village offers a friendly community feel with boutique shops and eateries. Families will appreciate the proximity to Ealing's renowned private and state schools, including Notting Hill & Ealing High School, Durston House, Harvington Prep, Montpelier Primary, and Twyford C of E High School, making this an ideal home for those seeking space, luxury, and convenience.

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Council Tax Band: F



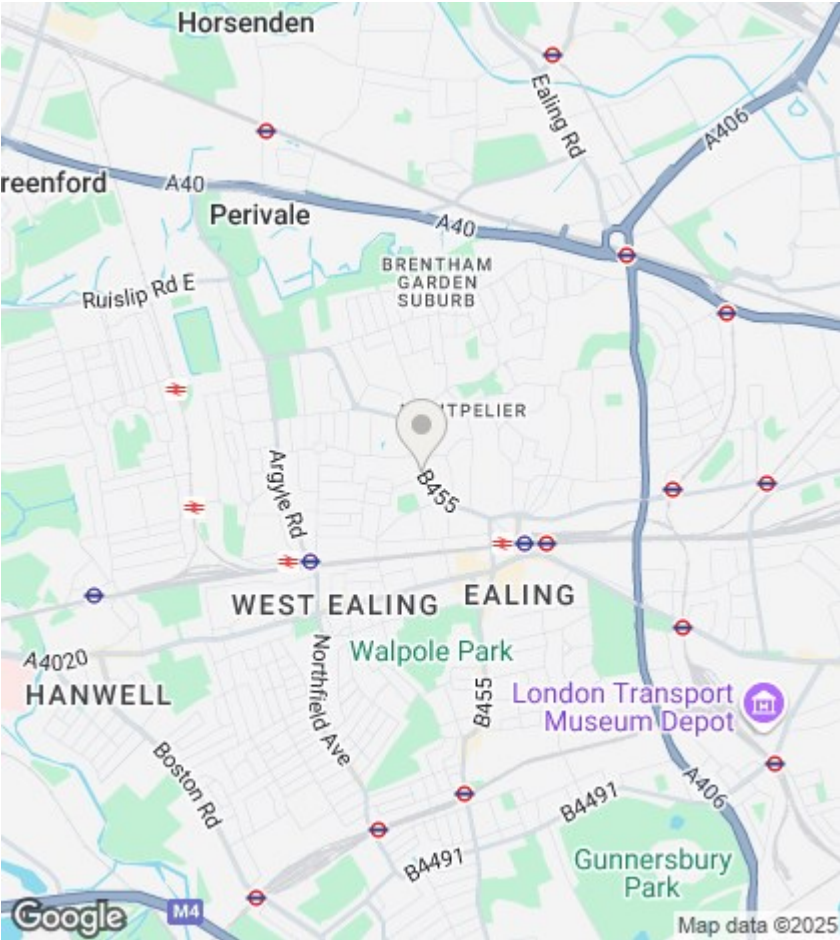


APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 1684 SQ FT/ 156 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 1559 SQ FT/ 145 SQM

## PROPERTY PHOTO PLANS .CO.UK

ONE STOP SHOP FOR PROPERTY MARKETING

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.



Directions

Viewings

Viewings by arrangement only. Call 020 8567 2242 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	