

# Rolfe East



Kent Avenue, W13

£280,000

- Studio Apartment
- Communal Gardens
- Chain Free
- Share of Freehold
- Third Floor
- Approx. 391 Sq. Ft.
- Allocated Parking
- Excellent Location for Amenities

44 Pitshanger Lane, Ealing, W5 1QY  
020 8567 2242

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<https://www.rolfe-east.com/>

A rarely available top floor studio apartment in this immaculately maintained block a few moments walk from Pitshanger Village. Situated on the third floor the studio offers a large reception room, separate new kitchen, and separate new bathroom. The property further boasts share of freehold, allocated parking, and access to communal gardens.

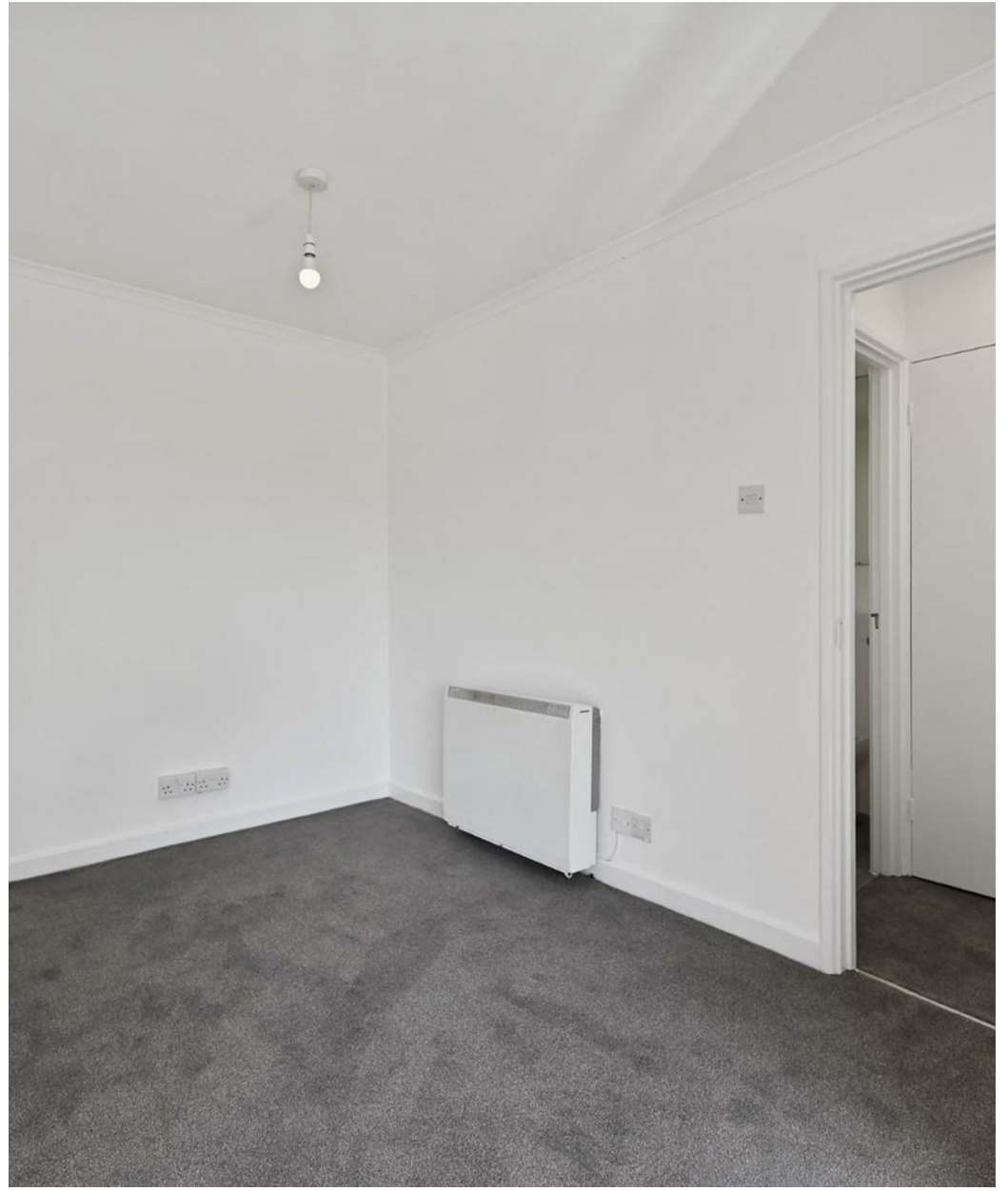
Kent Avenue is superbly located for the large green open spaces of both Cleveland Park and Pitshanger Park, as well as Scotch Common which offers various bus routes to Ealing Broadway, Perivale, Wembley, Ruislip, Greenford, and Brentford. Castlebar Park station (GWR) is approximately a 15 minute walk. The popular Pitshanger Lane is a short distance away from the property, and offers a selection of local and independent cafes and shops - which include a bakery, butchers, bookshop, and delicatessen.

To arrange your appointment, please contact Rolfe East on 020 8567 2242.



Council Tax Band: C







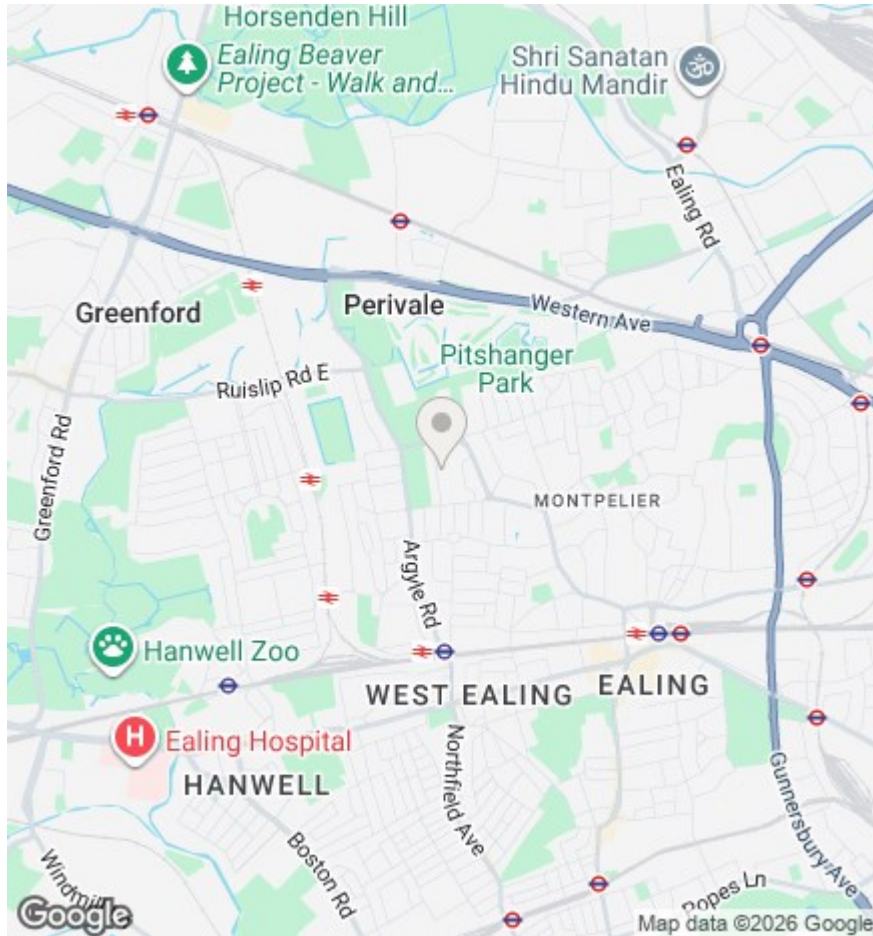


APPROX. GROSS INTERNAL FLOOR AREA: 391 SQ FT/ 36 SQM

## Rolfe East

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.

## Council Tax Band

C

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	