

# Rolfe East



Culmington Road, Ealing, W13 9NA

£325,000

- Two double bedrooms
- Double glazed windows
- Separate kitchen to reception
- No upper chain
- 154 years on lease
- Second floor flat
- Gas central heating
- Laminate wood flooring
- EPC rating: C / council tax band: C

# Culmington Mansions Culmington Road, Ealing W13 9NA

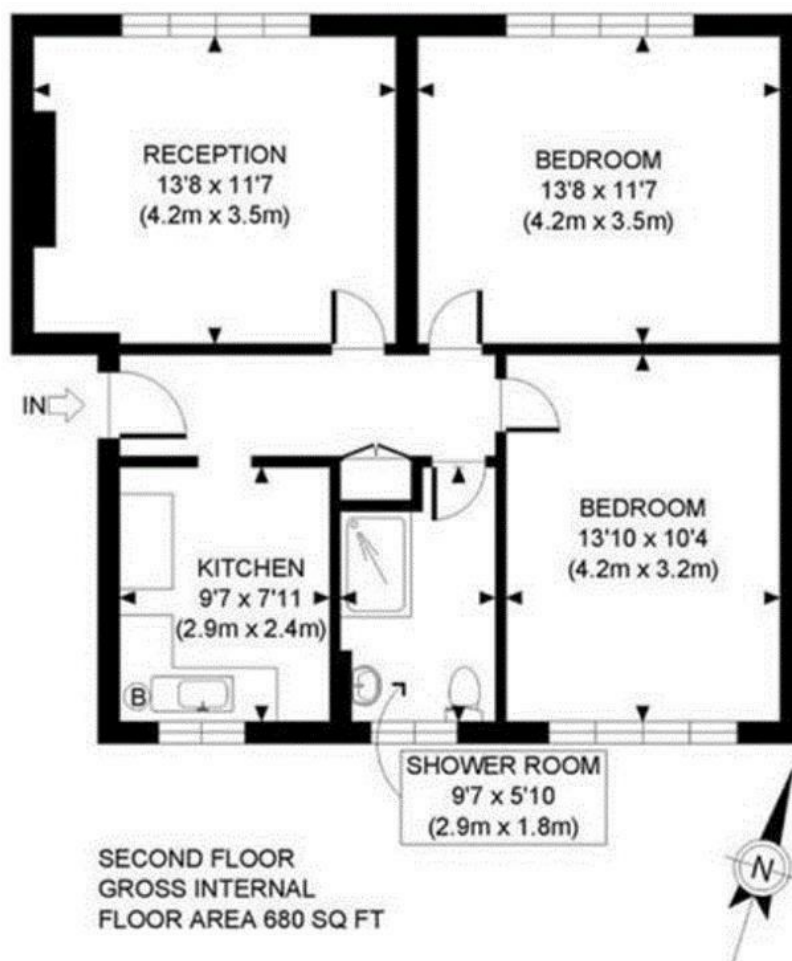
In a most convenient location is this two double bedroom second floor flat offered for sale with no upper chain. The property is being sold with the benefits of an extended lease (155 years remaining) gas central heating, double glazed windows, large reception with a separate kitchen, two double bedrooms and a shower room.

 2  1  1  C

Council Tax Band: C



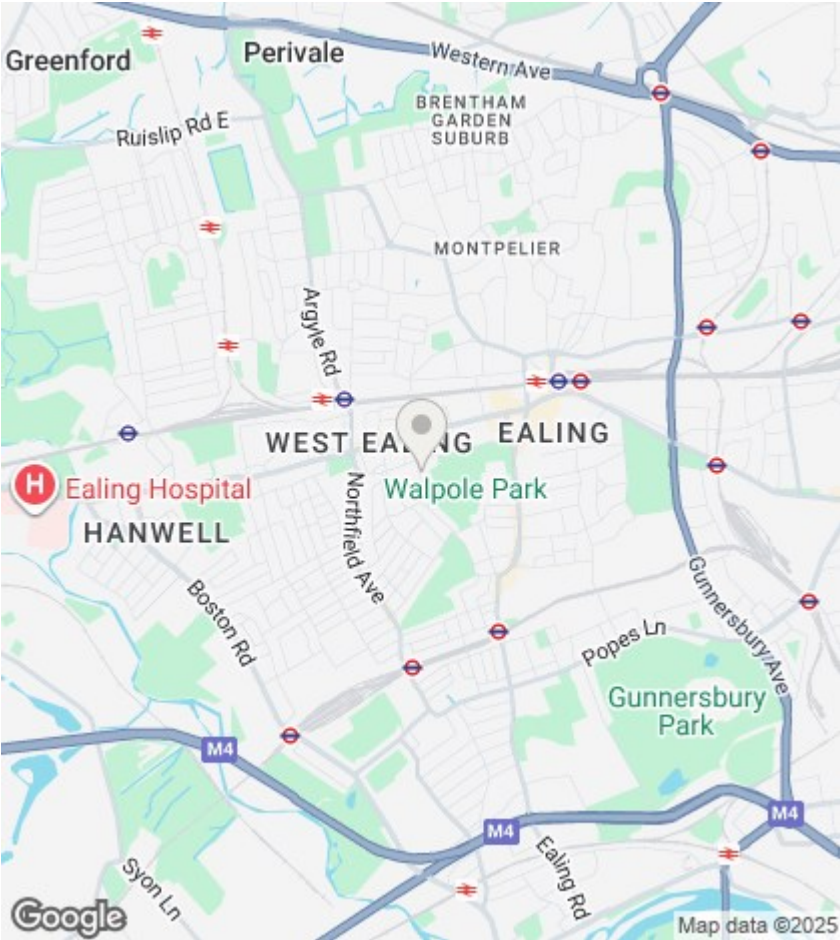




APPROX. GROSS INTERNAL FLOOR AREA: 680 SQ FT/ 63 SQM

**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:  
C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 78      | 81                      |
| (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 |