

# Rolfe East



Grange Park, Ealing, W5 3PR

£350,000

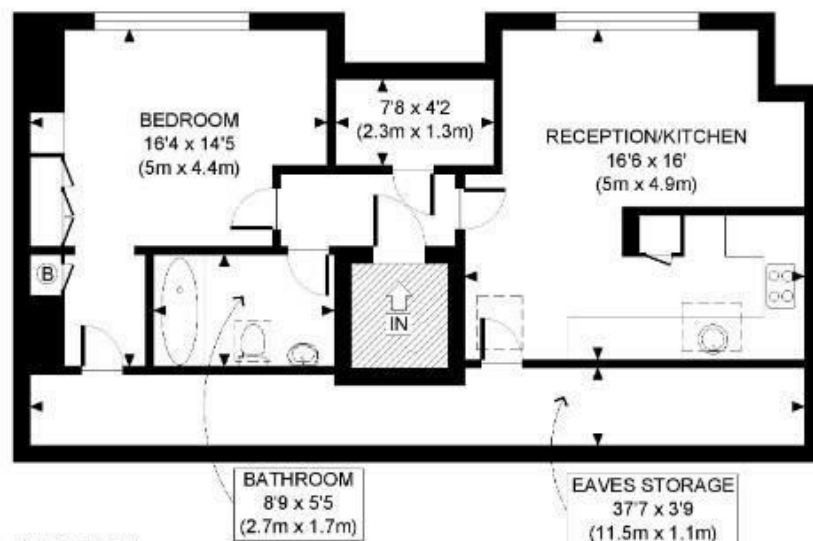
- One double bedroom
- Good condition throughout
- 999 year lease
- No upper chain
- Third floor flat (top floor)
- Gas central heating
- Double glazed windows
- EPC rating: E / council tax band: C

Located in a popular residential area close to both Ealing Broadway and Ealing Common is this bright and spacious one double bedroom top floor flat. The property is offered in a good condition and features a 999 year lease.

 1  1  1  E

Council Tax Band: C



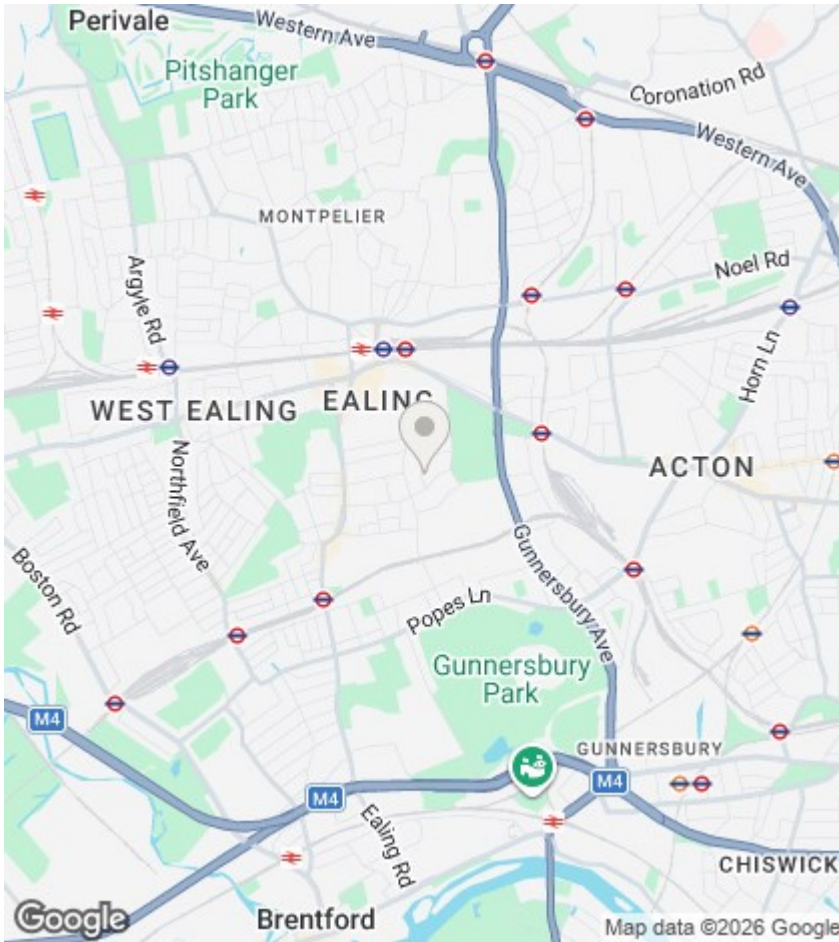


THIRD FLOOR  
 GROSS INTERNAL  
 FLOOR AREA WITH EAVES STORAGE 687 SQ FT  
 FLOOR AREA WITHOUT EAVES STORAGE 543 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 687 SQ FT/ 64 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 543 SQ FT/ 50 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.



## Viewings

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

## EPC Rating:

E

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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		52	
(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	