

# Rolfe East



Grange Road, Ealing, W5 3PJ

£425,000

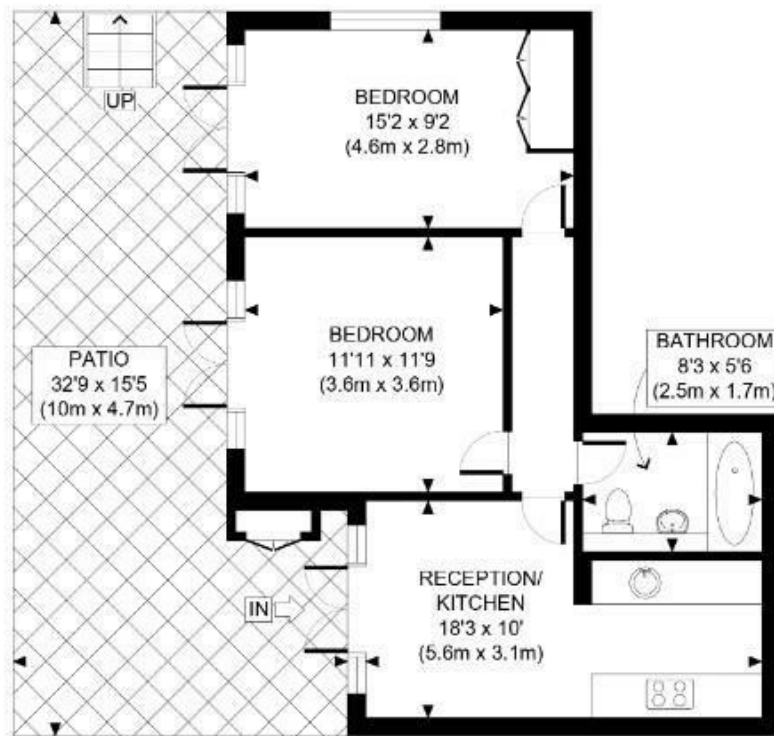
- Two bedroom apartment
- Excellent condition
- 10 Minutes walk to Ealing Broadway Station
- No upper chain
- Lower ground with outside space
- Double glazing and gas central heating
- Off street parking
- EPC rating: C / council tax band: D

With its own garden and private parking this spacious apartment located just 10 minutes walk of Ealing Broadway Station is offered for sale with no onward chain, Presented in an excellent condition the property also features double glazed windows and gas central heating.



Council Tax Band: D





LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 537 SQ FT

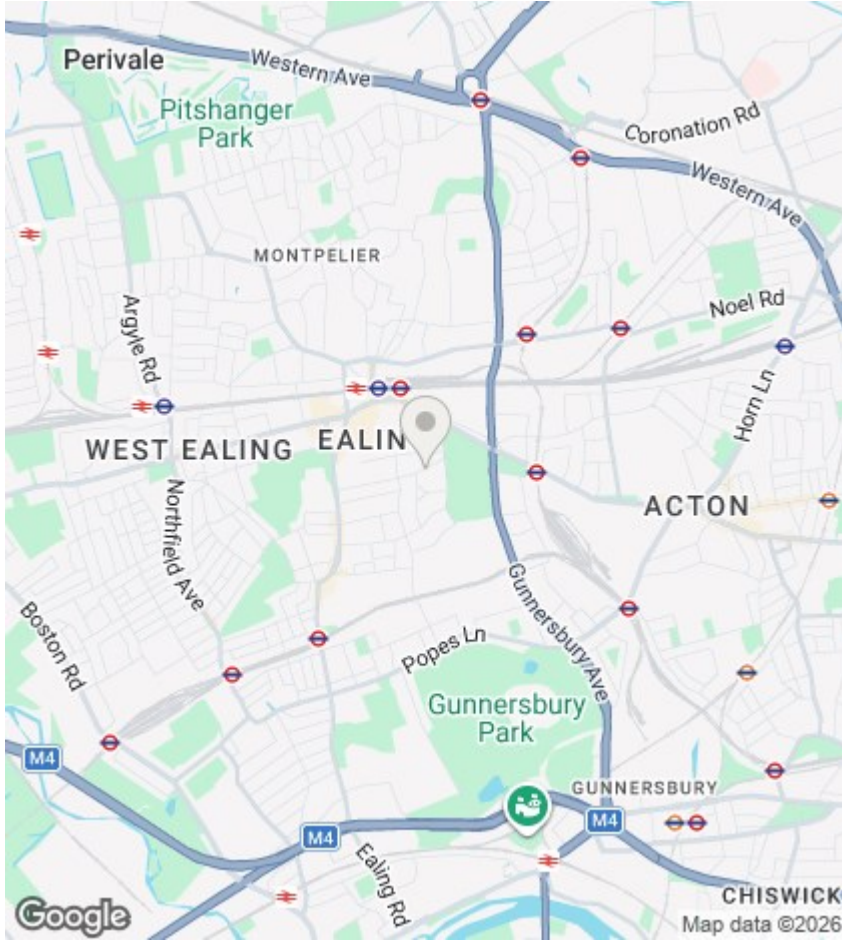


APPROX. GROSS INTERNAL FLOOR AREA: 537 SQ FT/ 50 SQM

**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.

## 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		69	74
(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	