

Rolfe East



Hamilton Road, W5

£399,950

- Ground floor flat
- High ceilings
- Communal gardens
- Council tax band: D
- Excellent condition
- Gas central heating
- No upper chain

Nestled on the tree lined Hamilton Road in Ealing, This one-bedroom flat offer modern accommodation. It features a well-appointed open plan kitchen and reception room, perfect for relaxation or entertaining guests. The bedroom provides a serene retreat with view in the the communal rear garden.

The property presents a fantastic opportunity for both first-time buyers and investors alike. Its prime location ensures easy access to the vibrant Ealing Broadway, with its variety of shops and restaurants. Additionally, Ealing Broadway station is a short walk away, providing multiple train lines for effortless commuting into central London 10-15 minutes.

The area is also well-serviced by local bus routes, making it easy to navigate the surrounding through London. This flat is not just a home; it is a gateway to the lively lifestyle that Ealing has to offer. Whether you are seeking a peaceful abode or a bustling community, this property is sure to meet your needs. The property is currently tenanted, so there is no upper chain.

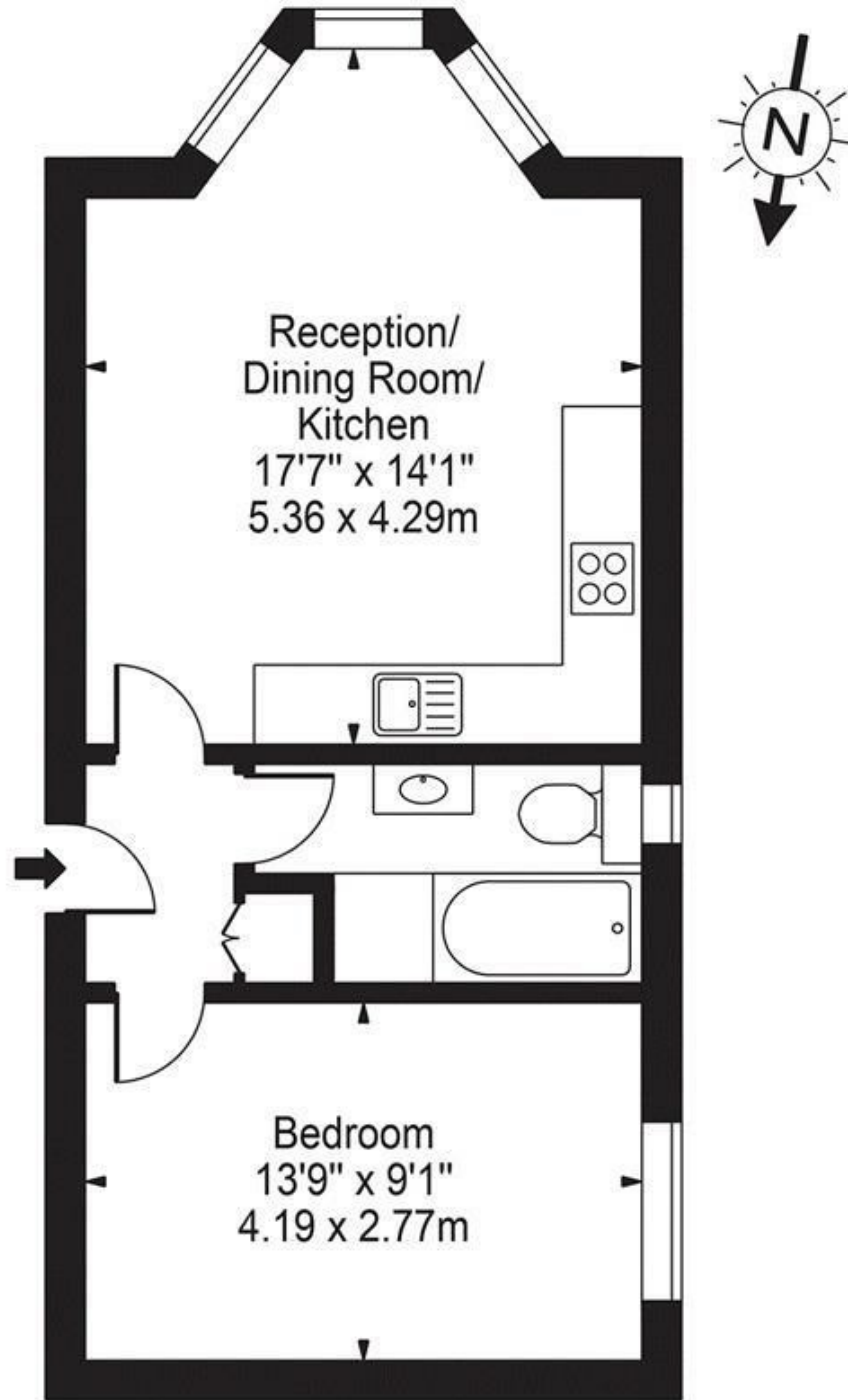


Council Tax Band: D



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Approx. Gross Internal Area 432 Sq Ft - 40.13 Sq M

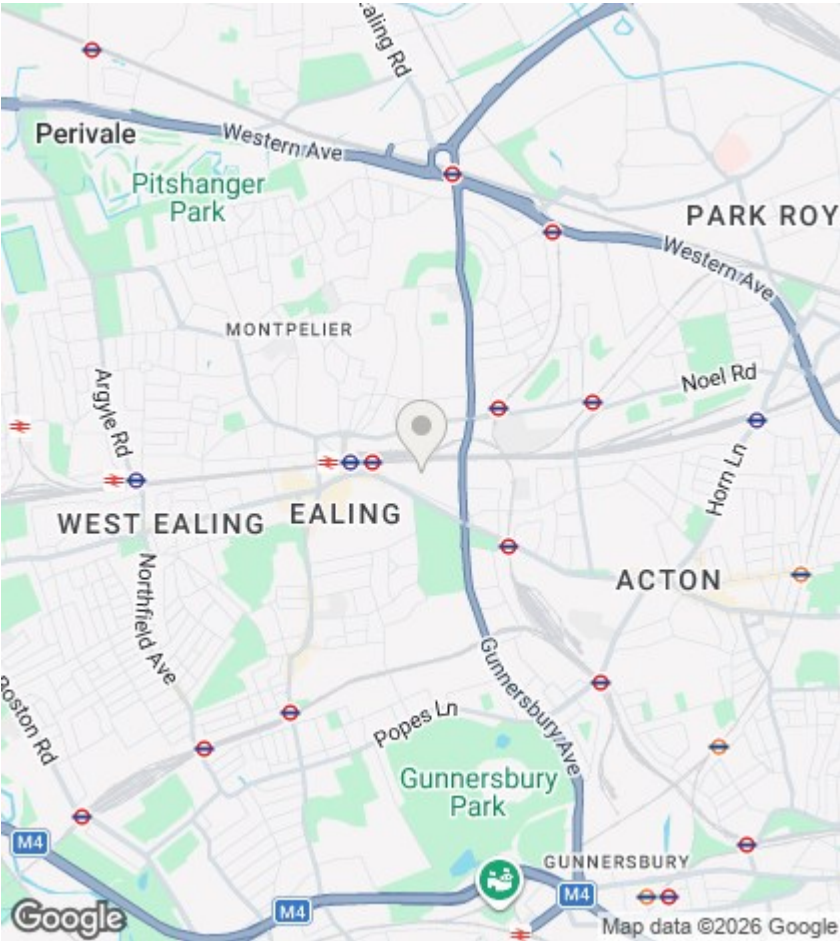


Ground Floor

For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Directions



Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	