

Rolfe East



Hamilton Road, Ealing, W5 2EE

Offers In Excess Of £650,000

- Two double bedrooms
- Two bath/shower rooms
- 824 SQ FT / 77 SQM
- No Upper Chain
- Ground floor flat
- EPC: D / Council tax: D
- Private garden and communal garden
- Allocated parking and Electric vehicle charging point

A beautiful two double bedroom two bathroom ground floor garden flat within this handsome period building with private off street parking. The reception room features high ceilings and a large bay window flooding the interior with natural light, there is a separate kitchen which has been recently re-fitted to a high standard and features stone counter tops and a wine fridge, both bedrooms have fitted wardrobes and the master bedroom has an ensuite. To the exterior is a private enclosed patio garden and off street parking.

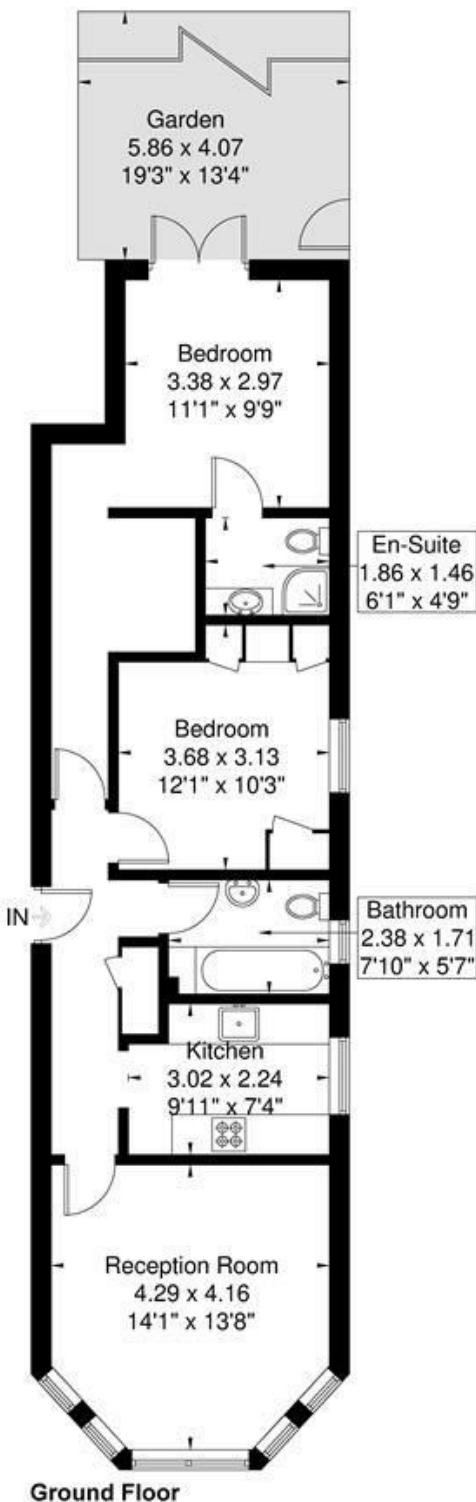


Council Tax Band: D



Hamilton Road

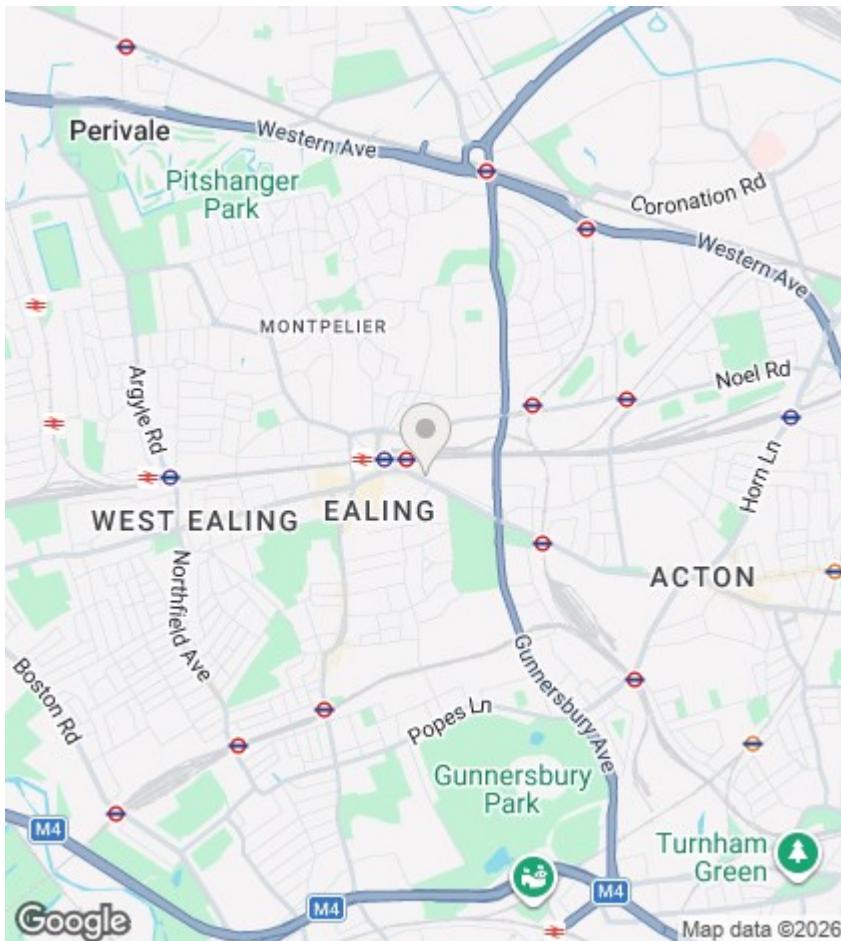
Approximate Gross Internal Area = 68.3 sq m / 735 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.

The floorplan is for illustrative purposes only and not to scale.

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Directions

Viewings

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

EPC Rating: D

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	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	