

# Rolfe East



Culmington Road, W13

Offers In Excess Of £350,000

- Second Floor Apartment
- Long Lease
- Good Amenities Nearby
- Two Double Bedrooms
- Walking Distance to Ealing Broadway
- Close to Large Green Spaces

A superb two double bedroom apartment situated to the large green open space of Walpole Park. Located on the second floor, the property offers a bright and spacious reception room, separate kitchen, two double bedrooms, and a shower room with W.C.

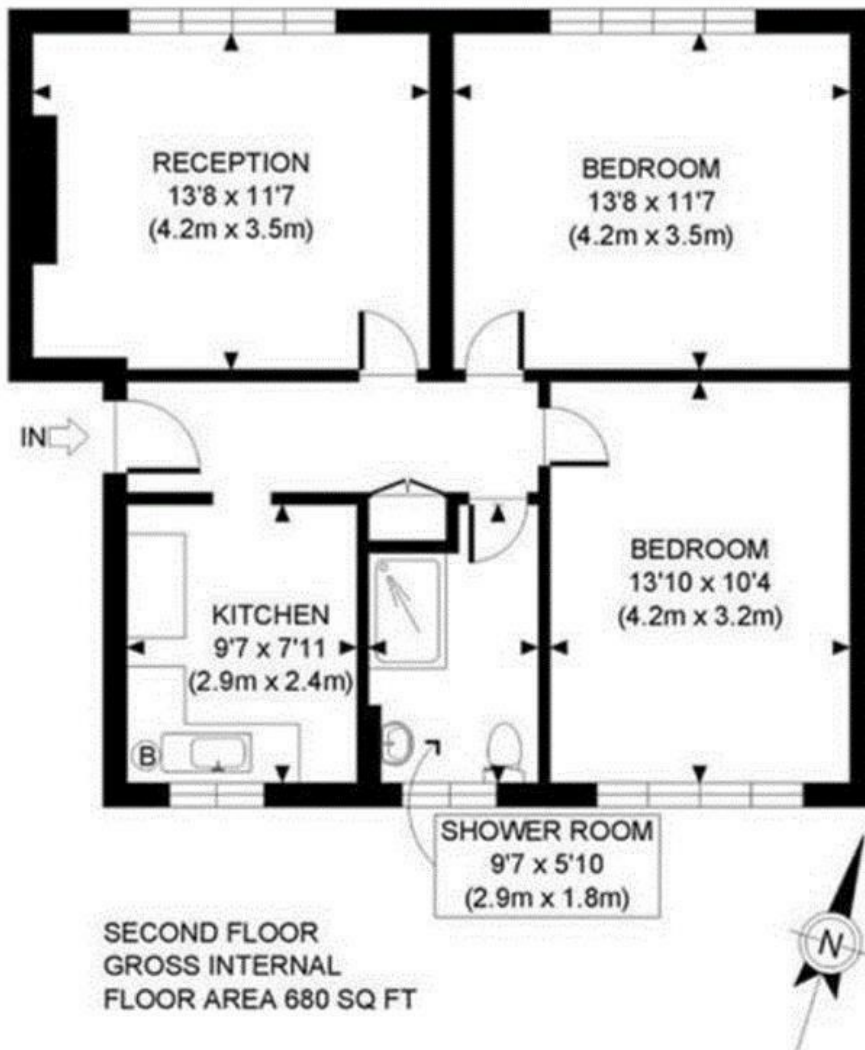
Culmington Road is superbly located for Ealing Broadway which is a leading shopping destination with a broad range of branded and high street shops, restaurants and cafés. Ealing Broadway Station is a short walk and is a major single level interchange station served by London Underground, the Elizabeth line, and Great Western Railway. Various bus routes provide access to a plethora of towns such as Richmond, Kingston, Brent Cross, Wembley, Harrow, Shepherds Bush, Southall, Uxbridge and Isleworth. And the large green open spaces of Walpole Park and Dean Gardens are nearby. To arrange a viewing, please call Rolfe East on 020 8567 2242.

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.

## Viewings

Viewings by arrangement only.

Call 020 8567 2242 to make an appointment.

## EPC Rating:

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>		78	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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	