

# Rolfe East



Hanger Lane, W5 3DF

£375,000

- Two double bedrooms
- Gas central heating
- Communal gardens
- EPC rating: E
- Top floor/second floor flat
- No upper chain
- Close to station
- Council tax band: D



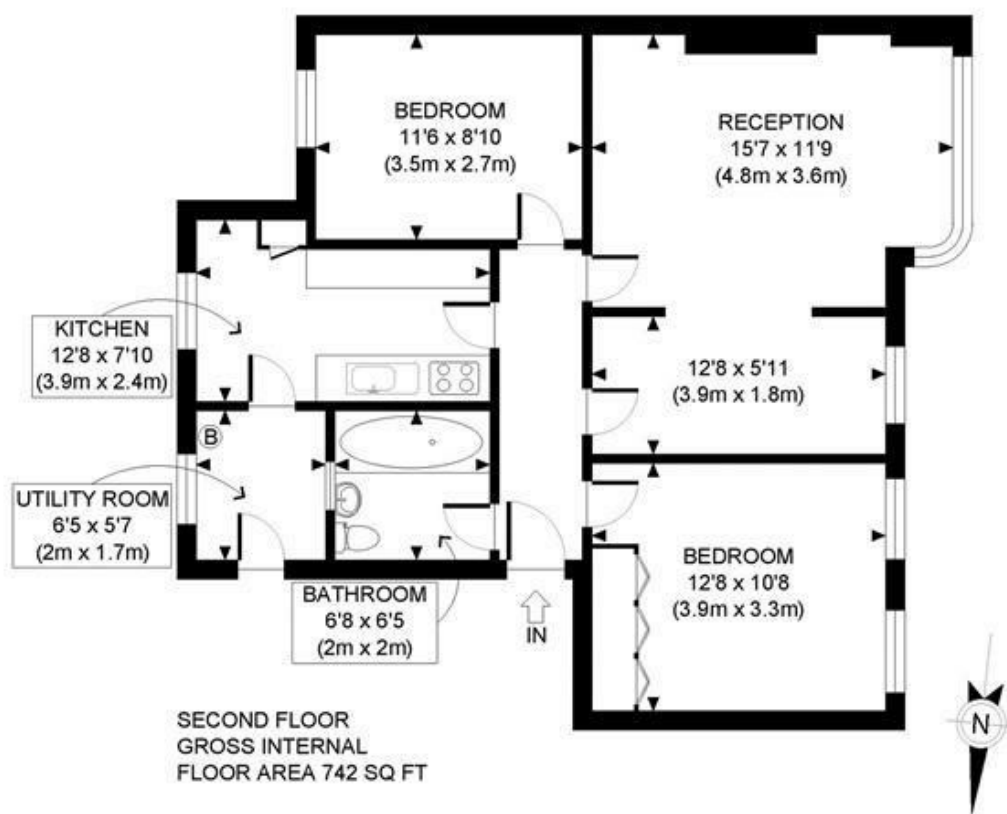
# Hill Court Hanger Lane, W5 3DF

A bright and spacious two double bedroom apartment located on the top floor of this well maintained purpose built block and offered for sale with no upper chain. Accommodation includes a large reception with a south facing bay window, separate fitted kitchen, utility space, two bedrooms and a modern family bathroom.

 2  1  1  E

Council Tax Band: D

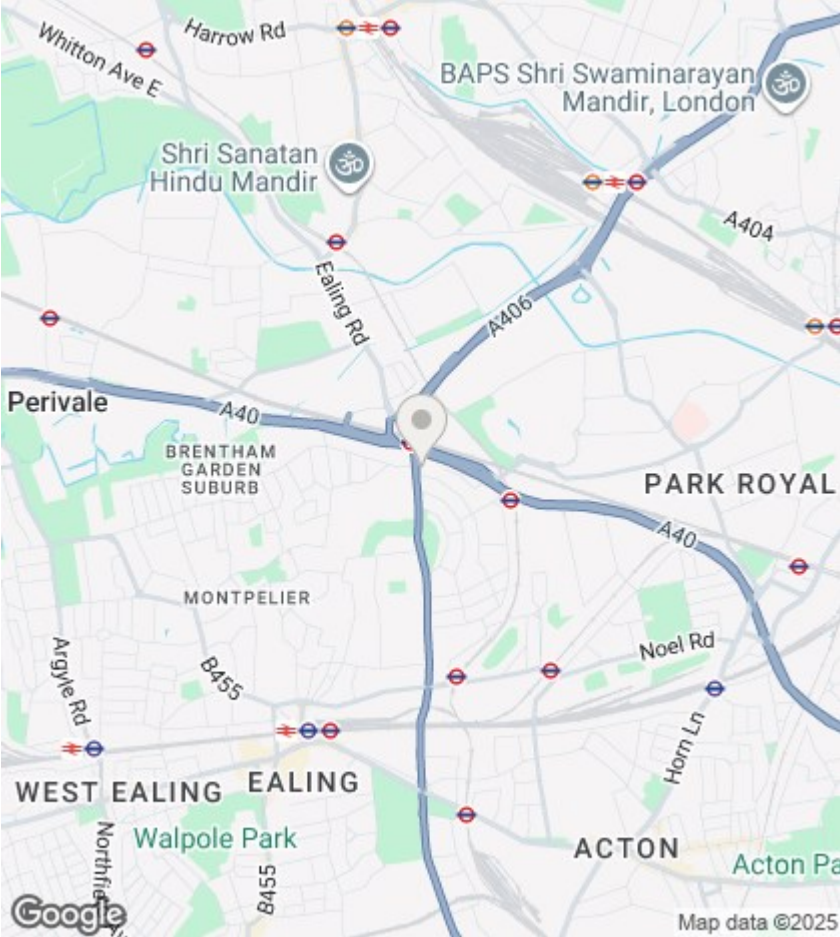




APPROX. GROSS INTERNAL FLOOR AREA: 742 SQ FT/ 69 SQM

**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.



Directions

Viewings

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

EPC Rating: E  
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC