

# Rolfe East



Woodfield Road, Ealing, W5 1SH

£600,000

- Two double bedrooms
- Two shower rooms
- Double glazed windows
- Vacant possession and no upper chain
- Newly completed re-development
- First floor apartment
- Gas central heating
- EPC rating: C

# Woodfield Road, Ealing W5 1SH

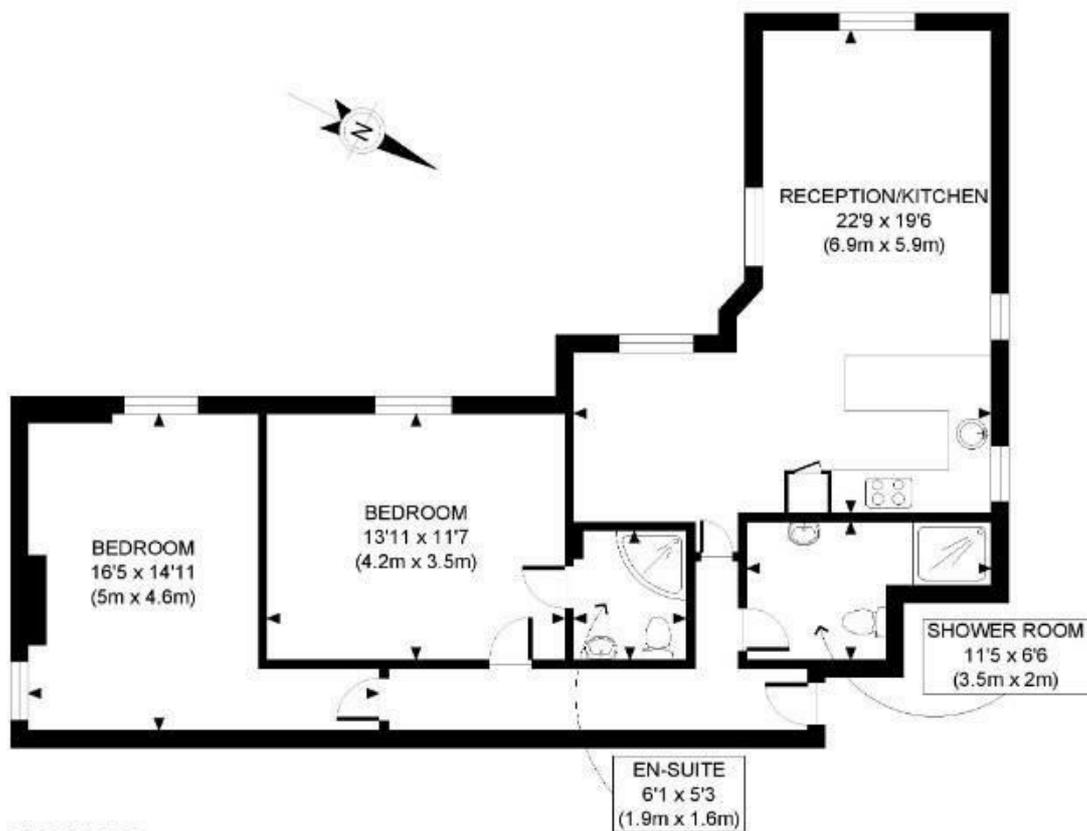
A beautiful and luxurious two double bedroom apartment with two bath/shower rooms and having just been completed to the highest standard throughout.

Located between the popular Pittshanger High Street and Ealing Broadway this property is within the catchment of some of West Londons most sought after schools. Within minutes walk there are parks and sports fields plus the vibrant Pitshanger Lane with its independent shops and cafes/bistros. A little further and you have the convenience of Ealing Broadway with its multiple transport and shopping facilities which include the newly opened Elizabeth Line.



Council Tax Band: New Build



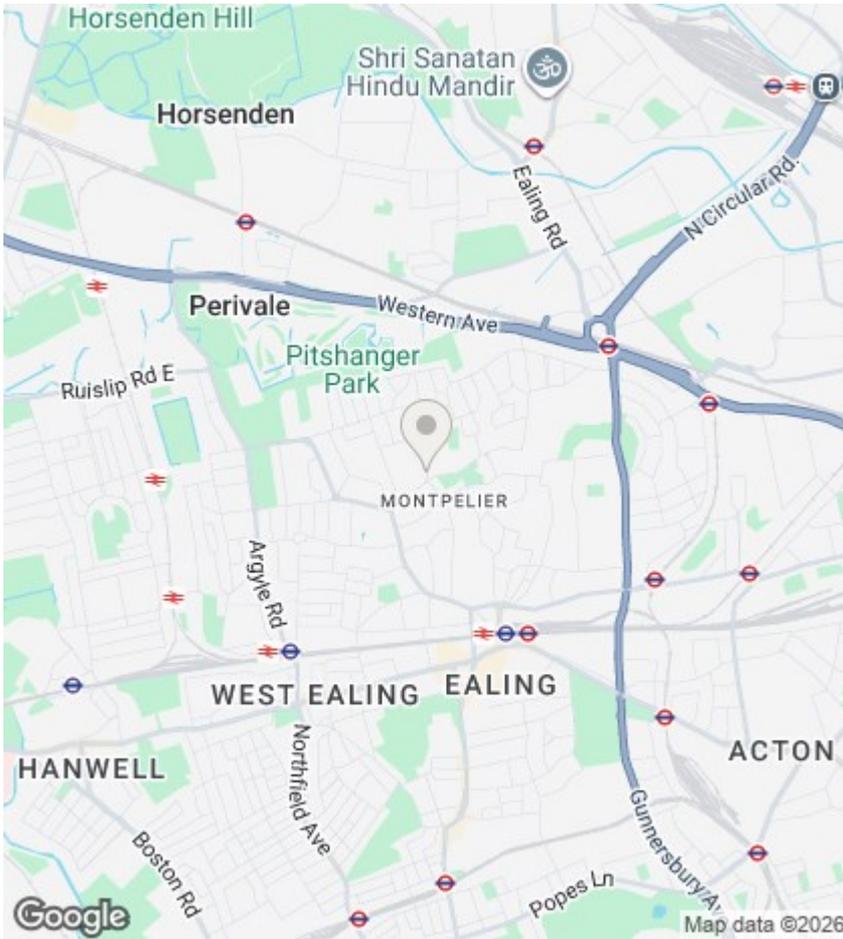


FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 847 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 847 SQ FT/ 79 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:

C

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>		70	70
(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	