

Rolfe East



Park View Road, W5

£490,000

- Two bedroom ground floor flat
- Private patio area
- Excellent school catchment
- No upper chain
- Share of freehold and 999 year lease
- Excellent condition throughout
- Double glazing and gas central heating
- Gated off street parking
- EPC Rating: D / council tax band: E
- Service charges approx. £1800 per annum

A beautifully presented two bedroom ground floor flat located in this most sought after residential area with a private patio area and gated off street parking. The property forms part of this well maintained development which has security entry system, communal gardens and recently decorated communal hallways. Perfectly positioned for some excellent schools and a short walk to Ealing Broadway Station.

Important note: during the current owners tenure the property has been completely renovated. This has included a re-wire, the installation of a new Valiant combi boiler, a new kitchen and bathroom. The property was last redecorated in 2024 and has laminate wood flooring.



Council Tax Band: E



Roselle Court

Approximate Gross Internal Area = 58.1 sq m / 625 sq ft



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID871992)

Viewings

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

EPC Rating:

C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	