

# Rolfe East



Windsor Road, Ealing, W5 3UJ

£515,000

- Two double bedrooms
- Excellent condition throughout
- 6 minutes walk to Ealing Broadway Station
- Double glazing and gas central heating
- Top floor flat
- Wood flooring
- Access to loft for storage
- EPC Rating: TBC / Council tax band: E

# 65 Windsor Road, Ealing W5 3UJ

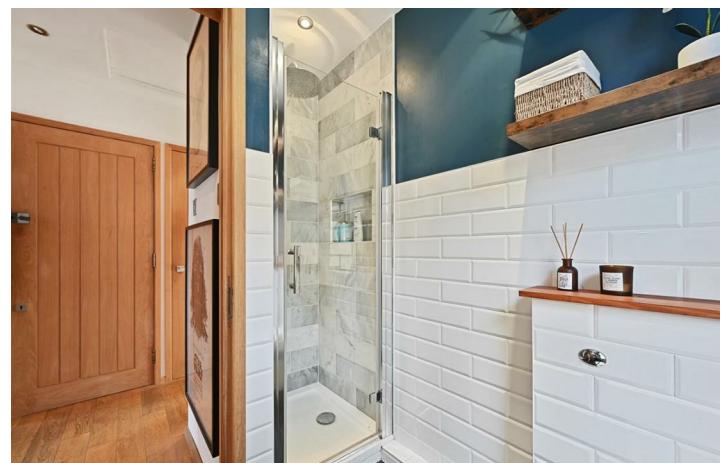
A truly exceptional two double bedroom flat offered in an excellent condition throughout and ideally located just minutes from Ealing Broadway Elizabeth Line Station. Occupying the top floor of a handsome period building the property benefits from sole access to the loft for storage, modern kitchen and bathrooms, wood flooring throughout, and no upper chain.

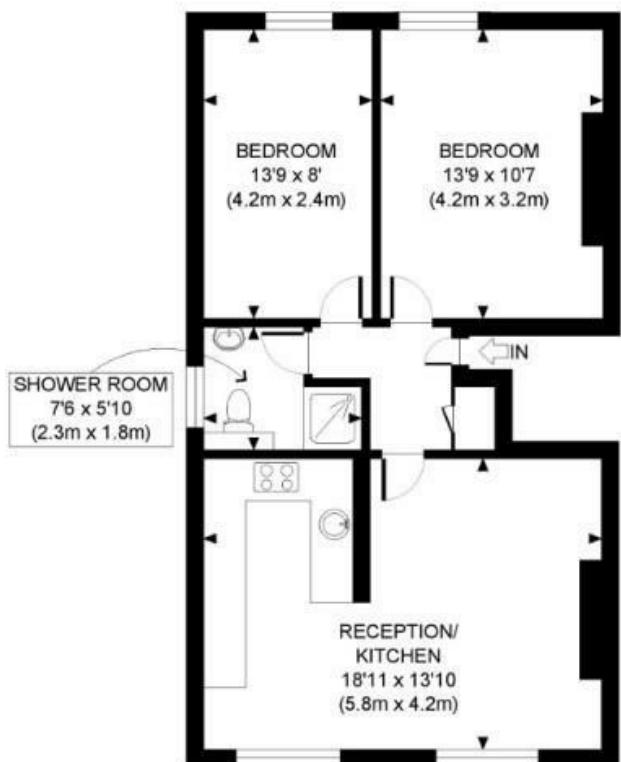
A most sought after area of West London within which Windsor Road is perfectly positioned to enjoy the vibrant café culture and independent shops of Ealing, the wonderful parks which include Walpole Park and Pitzhanger House, art galleries, theatres, and independent cinemas.

Transport by way of Ealing Broadway Station which is just six minutes walk and offers access to the Central & District underground lines and the fantastic Elizabeth Line allowing access to Heathrow Airport in 20 minutes or into Zone 1 Bond Street is 15 Minutes.



Council Tax Band: E





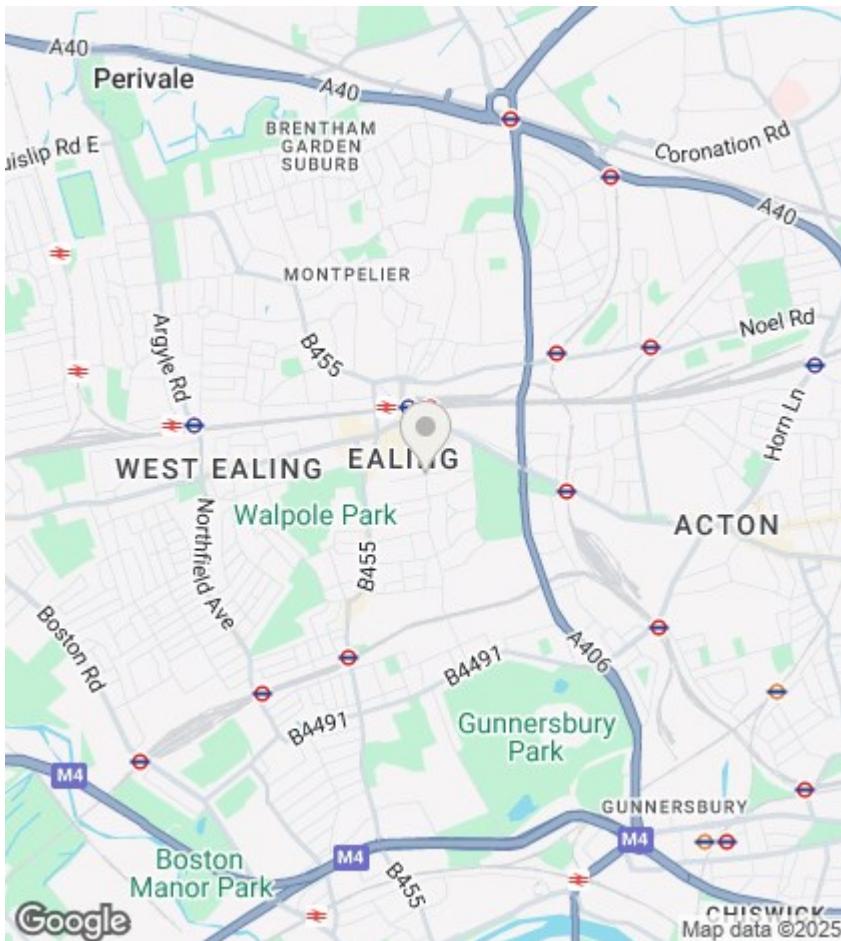
SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 609 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 609 SQ FT/ 57 SQM

**PROPERTY PHOT<sup>O</sup> 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:

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

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