

Rolfe East



St. Pauls Close, London, W5 3JY

£399,950

- Two double bedrooms
- Excellent condition
- Purpose built property
- No upper chain / vacant possession
- Ground floor flat
- Extended lease with 175 years
- Double glazing and gas central heating
- EPC rating: C / council tax band: D

125 St. Pauls Close, London W5 3JY

Discover this beautifully presented two-bedroom, ground-floor flat, offered in excellent condition and ready to move straight into. Benefiting from its own private entrance and residents parking, the property provides both convenience, and independence.

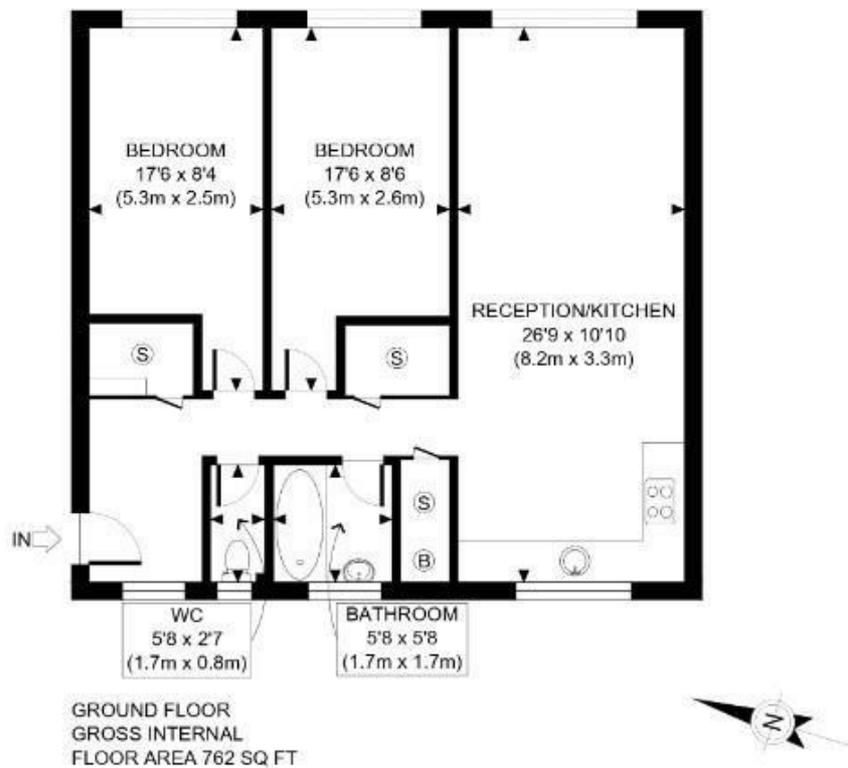
Inside, you'll find a well-proportioned layout featuring two comfortable bedrooms, a large open plan living area with kitchen, and generous built-in storage. The flat is purpose built, enjoys double glazing, and holds a C-rated Energy Performance Certificate, ensuring efficient and economical living.

The property is sold with an extended 175 year lease, and no upper chain.



Council Tax Band: D

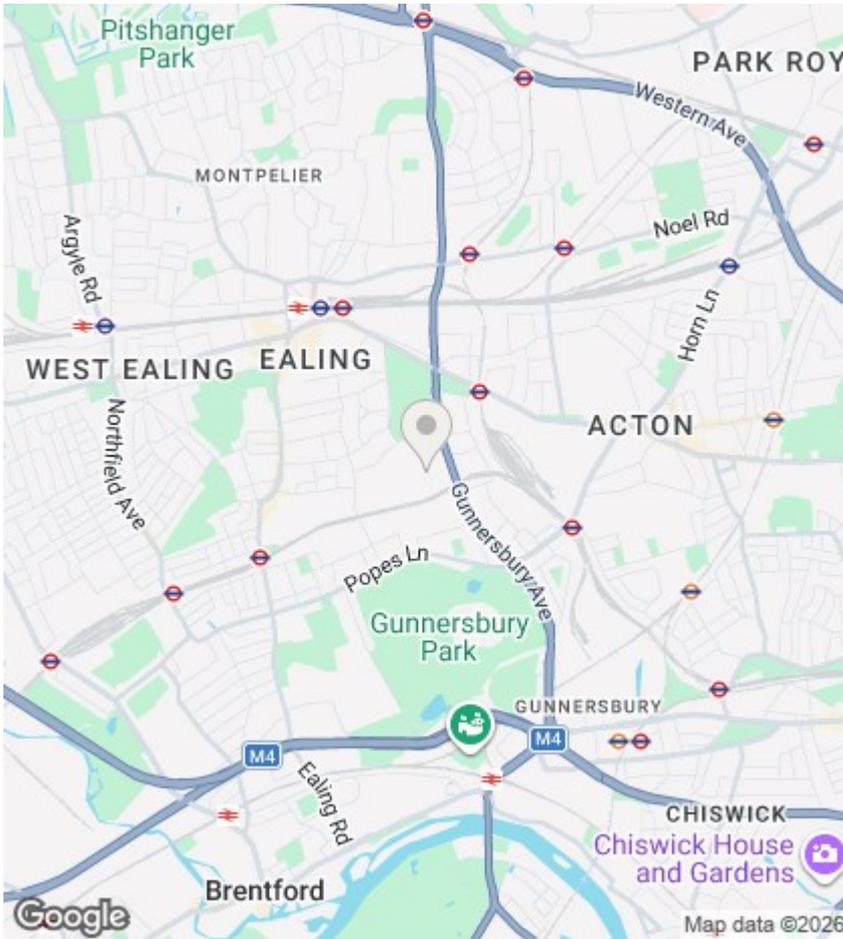




APPROX. GROSS INTERNAL FLOOR AREA: 762 SQ FT/ 71 SQM

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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:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	