

# Rolfe East



Kerrison Place, W5

£775,000

- Two double bedrooms
- Excellent condition throughout
- Beautiful new kitchen
- West facing private garden
- Victorian terrace house
- Spacious through reception
- First floor bathroom
- EPC Rating: TBC / council tax band: E

The property is a beautiful cottage having been the focus of a loving and thorough refurbishment by its current owners.

Accommodation is spacious and well thought out allowing for a large open plan reception space with feature fireplaces, and wood flooring, a separate kitchen with integrated appliances and French doors leading to the sunny rear garden, two first floor double bedrooms and a first floor full bathroom suite.

A most sought after enclave of West London within which Kerrison Place 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 twelve minute 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. Of equal distance is South Ealing Underground station on the Picadilly Line.

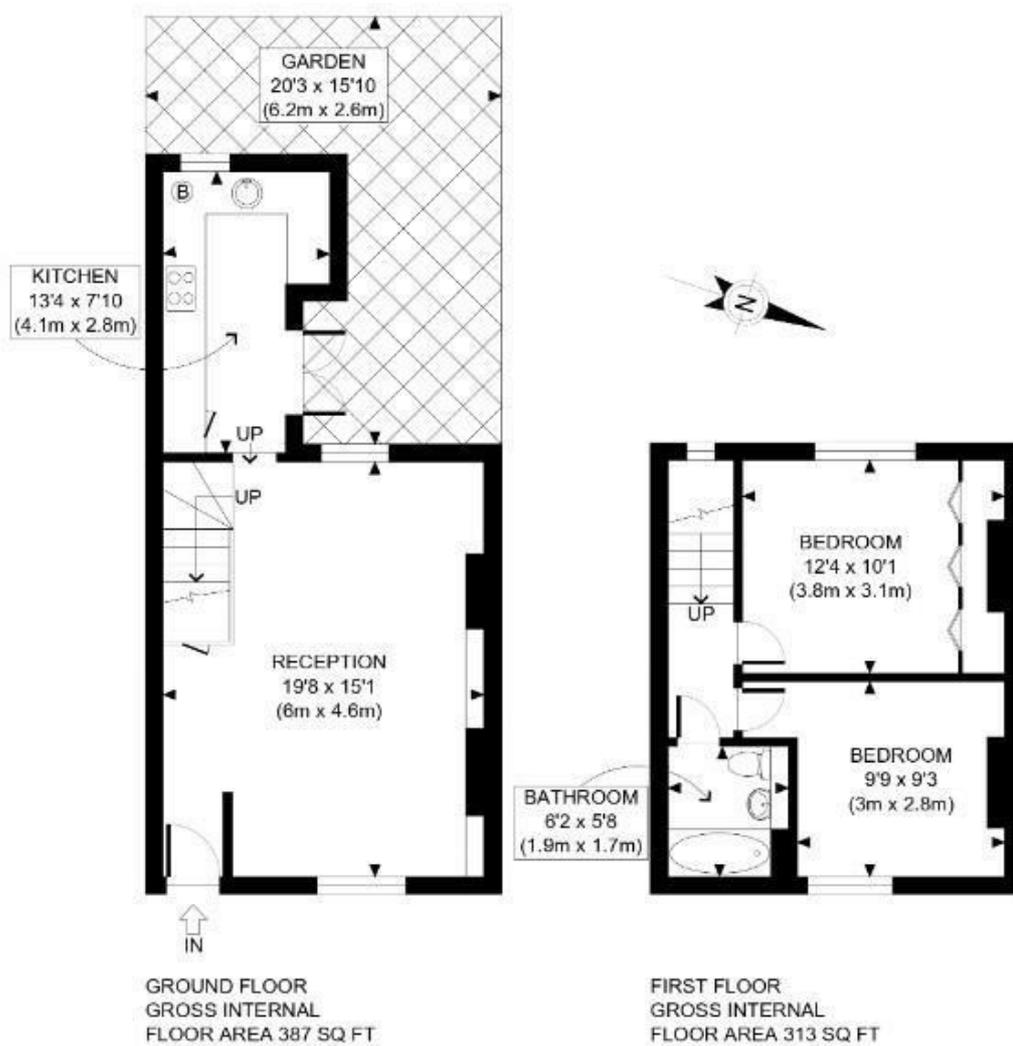
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Council Tax Band: E







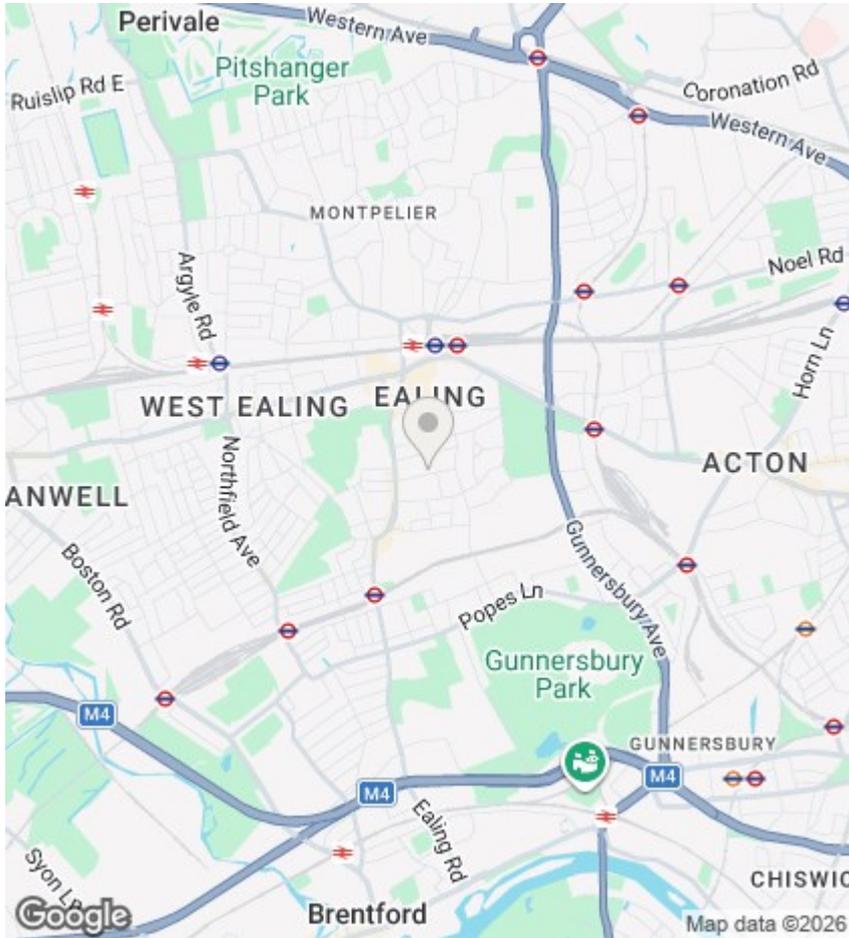


APPROX. GROSS INTERNAL FLOOR AREA: 700 SQ FT/ 65 SQM



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	