

# Rolfe East



## Green Vale, W5

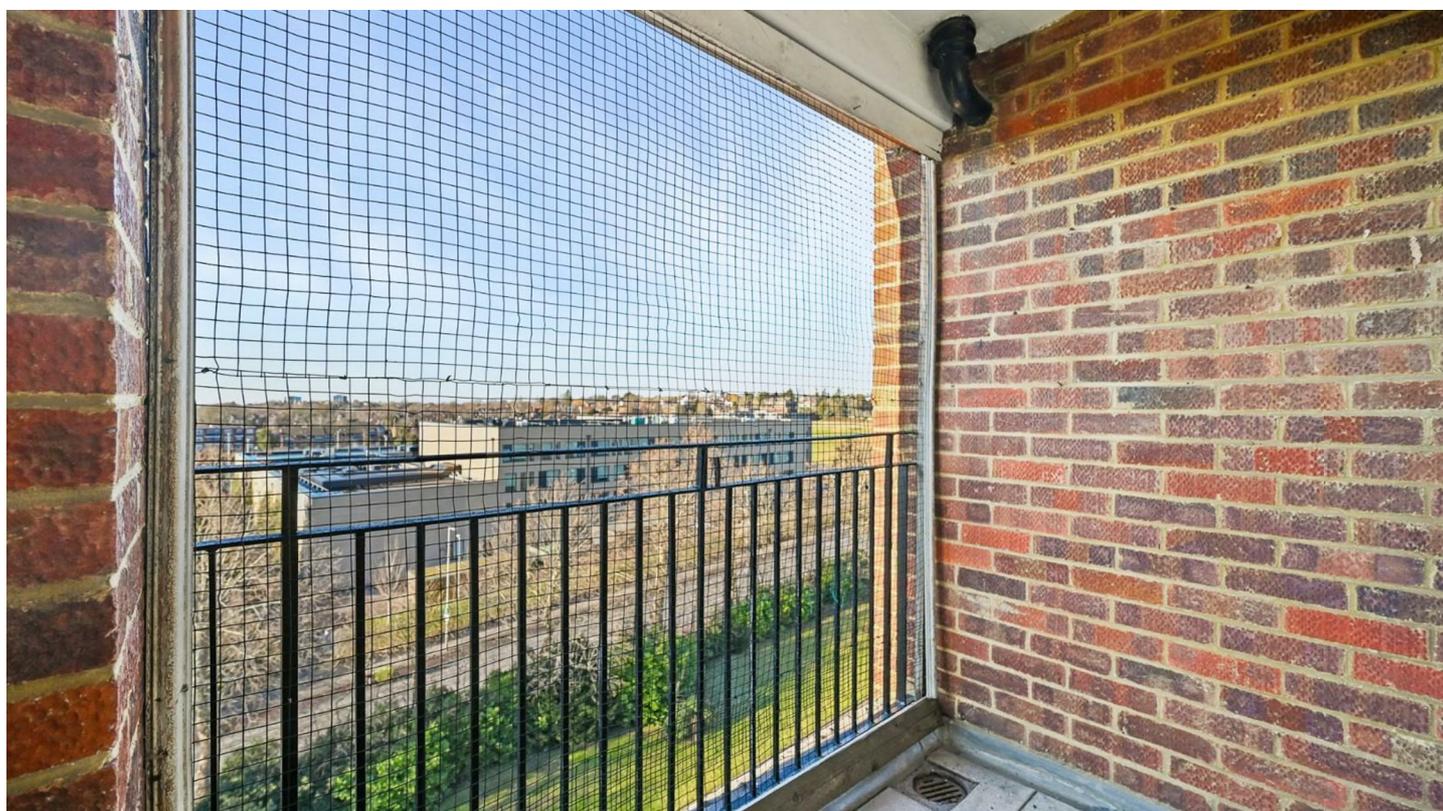
£450,000

- Two double bedrooms
- Modernisation required
- Balcony
- Garage in block
- Purpose built flat
- Lift to all floors
- Original parquet flooring
- EPC rating: D / council tax band: D

With a beautiful far reaching aspect, and being sold with no chain, this two double bedroom apartment features a balcony, and the opportunity to modernise the interior to your own specification. The building is serviced by a lift and the property has a garage in an adjacent block.

 2  1  1  D

Council Tax Band: D





SEVENTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 814 SQ FT

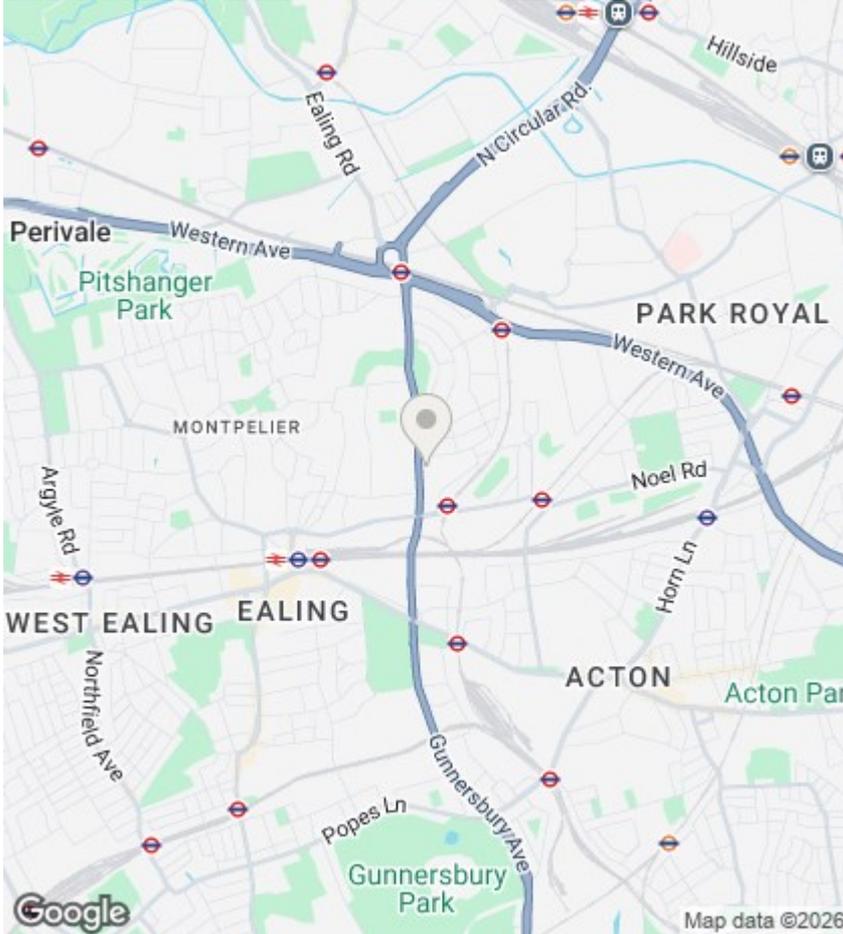


APPROX. GROSS INTERNAL FLOOR AREA: 814 SQ FT/ 76 SQM

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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.

## Directions



## Viewings

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

## EPC Rating:

D

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>		<b>80</b>
(55-68) <b>D</b>	<b>68</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 	