

# Rolfe East



St. Pauls Close, Ealing, W5 3JX

£650,000

- Three bedroom end of terrace house
- Private garden with summer house
- 15 Minute walk to Ealing Common Station
- Vacant possession and no upper chain
- Excellent condition throughout
- Gas central heating and double glazed windows and doors
- 21 minute walk to Ealing Broadway Station
- EPC Rating: D / council tax band: E



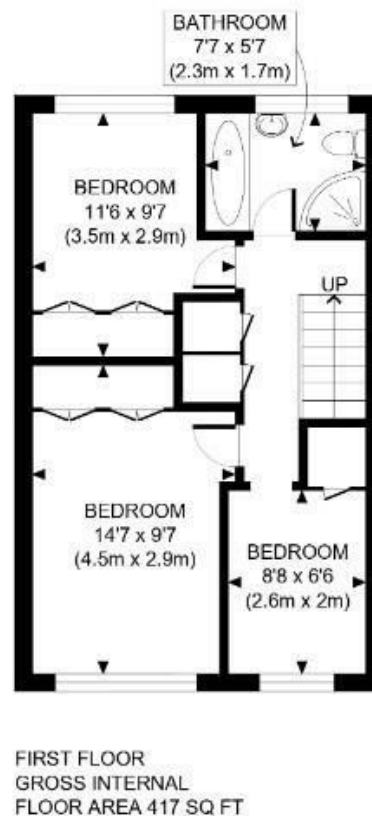
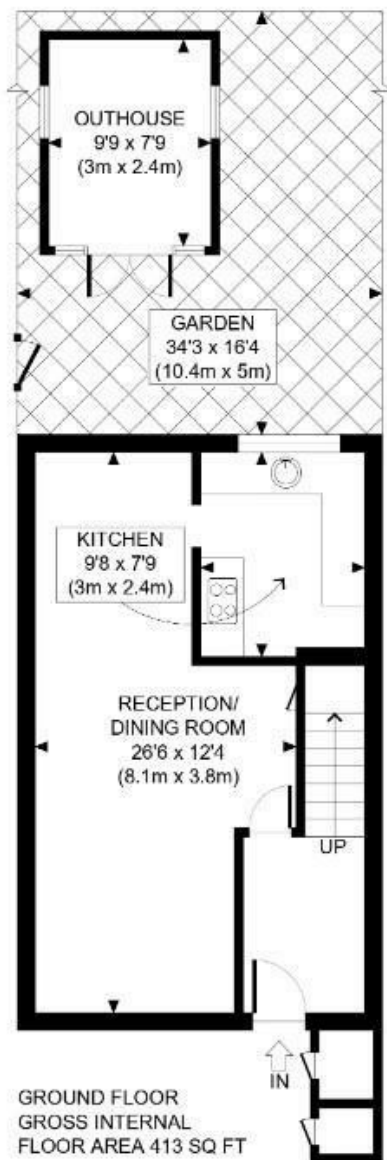
# St. Pauls Close, Ealing W5 3JX

A bright and spacious three bedroom end of terrace family home offered for sale in excellent condition throughout and benefitting from having no onward chain. Located next to the beautiful open spaces of Ealing Common and set on this quiet residential cul-de-sac the property features a recently fitted modern kitchen, dual aspect reception space which opens onto a secluded private rear garden with a large summer house (power and lighting), double glazed windows and gas central heating.



Council Tax Band: E

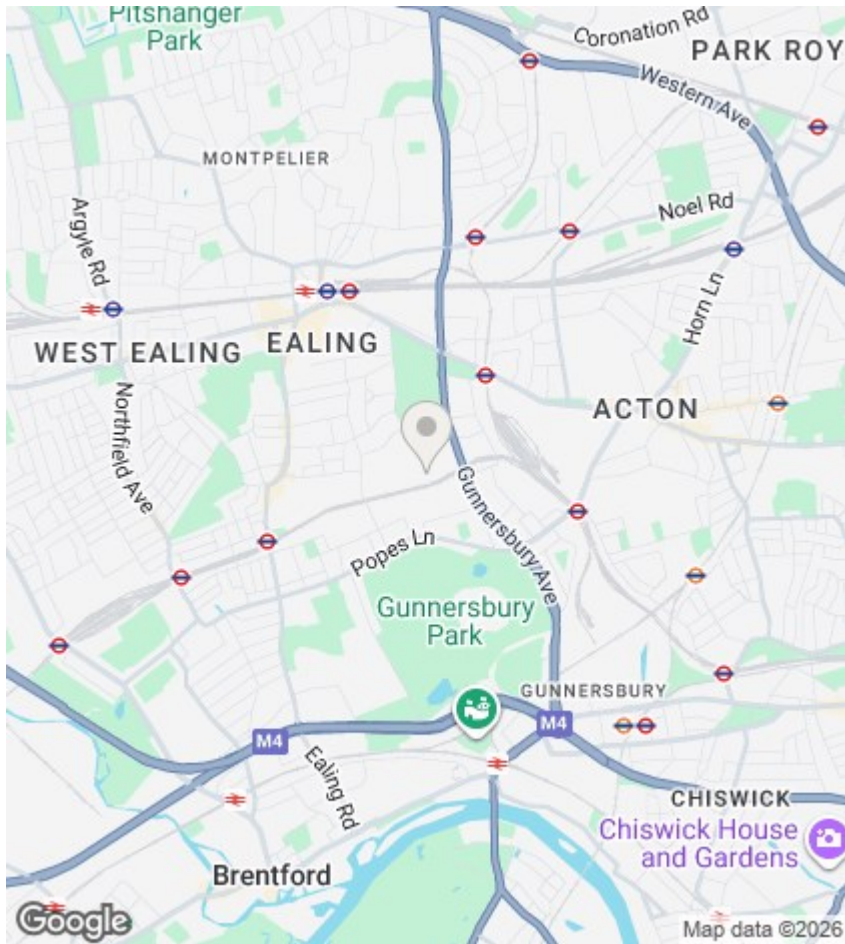




APPROX. GROSS INTERNAL FLOOR AREA WITH OUTHOUSE: 905 SQ FT/ 84 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OUTHOUSE: 830 SQ FT/ 77 SQM

**PROPERTY PHOTO 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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	