

# Rolfe East



46-50 Uxbridge Road, Ealing, W5 2SU

£600,000

- Two double bedrooms
- Two bath/shower rooms
- Wood flooring
- Allocated parking space
- Large wrap around balcony with south and west aspects
- Lift to all floors
- Fitted kitchen with granite counter tops
- EPC rating: C / council tax band: F

With stunning views from its spacious wrap around balcony this two double bedroom apartment is located on the eighth floor of this iconic building within 10 minutes walking distance of Ealing Broadway station.

Presented in excellent condition throughout the property the property features a large double aspect reception space with multiple reception areas, dining space and open plan to the kitchen. There are two double bedrooms both with fitted wardrobes, an ensuite shower room to the master bedroom and a separate family bathroom.

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

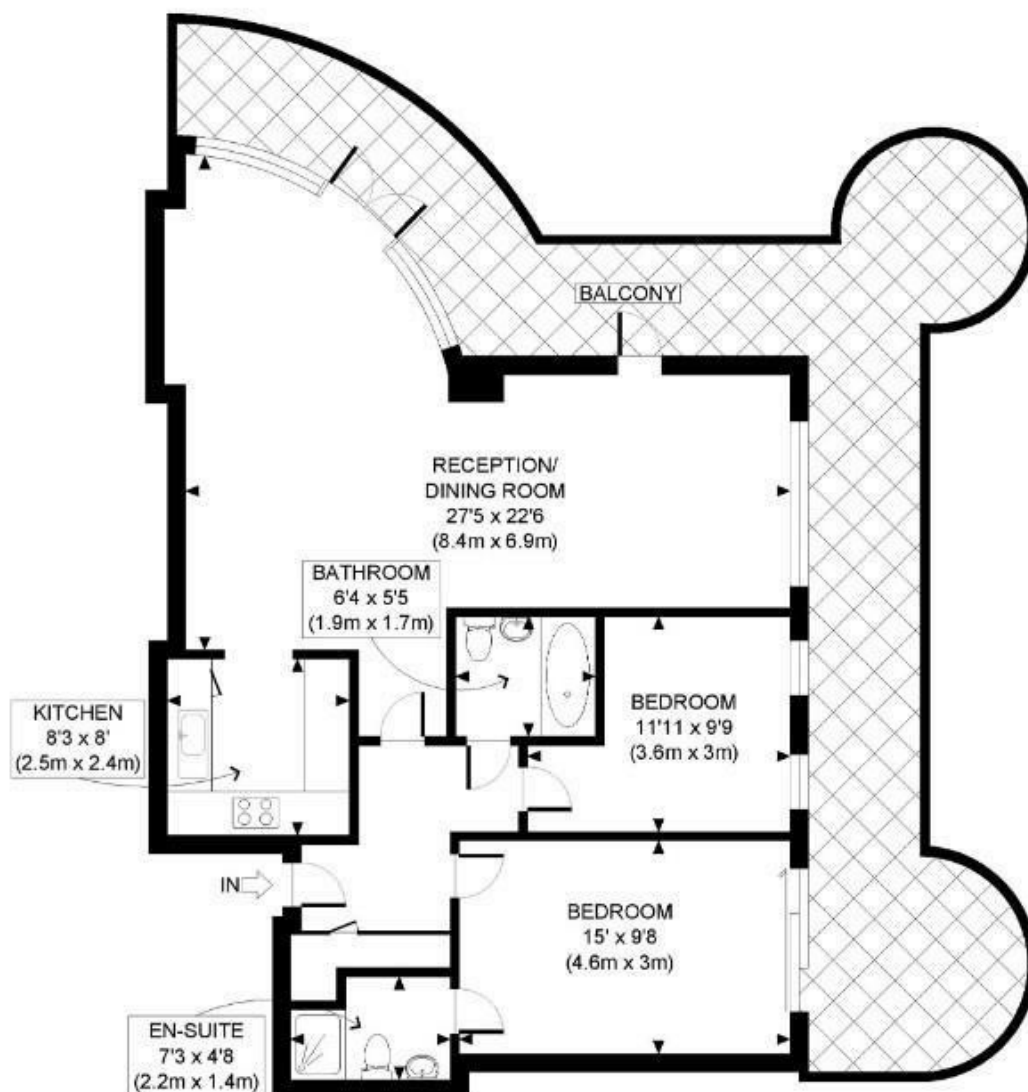
Transport: Minutes walk to Ealing Broadway Station; Elizabeth Line, Central Line, District



Council Tax Band: F





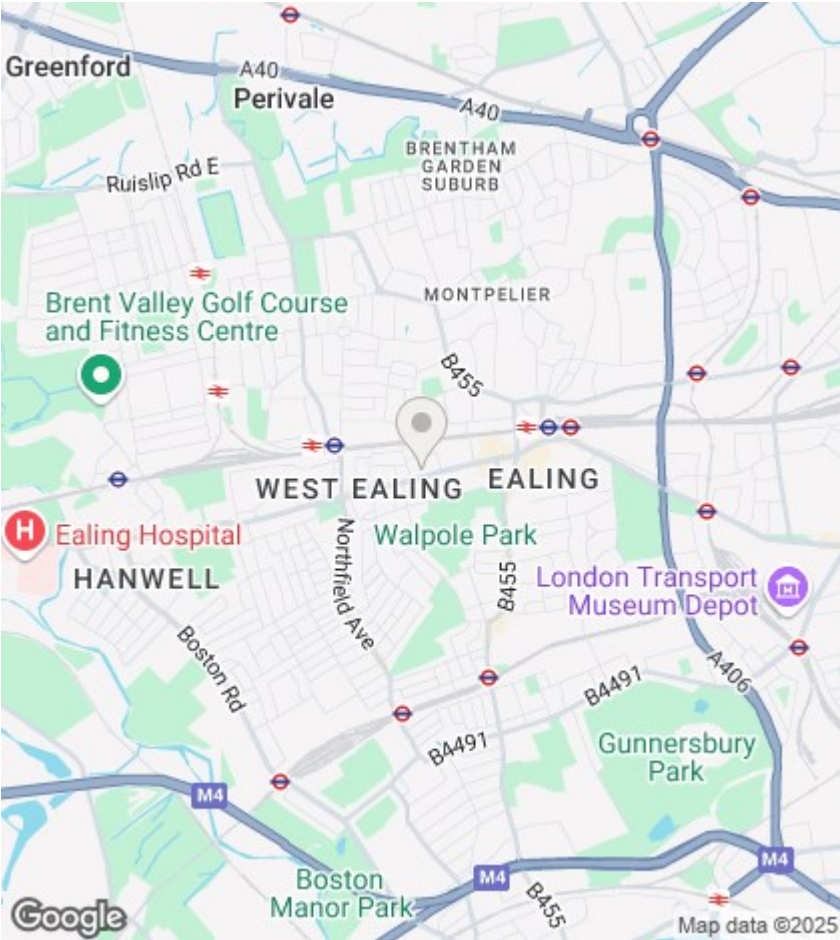


EIGHTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 906 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 906 SQ FT/ 84 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:  
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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