

Rolfe East



Southdown Avenue, Hanwell, W7 2AE

£550,000 Leasehold

- Three double bedrooms
- First floor apartment
- Newly refurbished
- Close to Boston Manor tube (Piccadilly Line)
- Two bathrooms
- Over 850 sqft
- Sought after road
- Near open spaces

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<https://www.rolfe-east.com/>

Set within a detached building on a quiet, sought-after residential road, this newly refurbished first-floor apartment offers over 850 sq ft of bright, beautifully presented living space, superbly located for the Piccadilly line.

Brought to the market as a chain free sale, the property has a new lease and is ready to move in to. The accommodation comprises three generous double bedrooms, two modern bathrooms, and a large and well appointed kitchen — ideal for those who enjoy cooking and entertaining — as well as being separate from the spacious lounge with plenty of natural light. The property boasts lovely views across Elthorne Park, providing a tranquil green outlook from multiple rooms.

Perfectly positioned for commuters, the property is located within close proximity to Boston Manor Underground station, offering excellent transport links into Central London and out to Heathrow, whilst Elthorne Park is nearby as are many sought after schools . With its combination of space, style, and location, this is a rare opportunity to secure a turn-key property in a prime location.

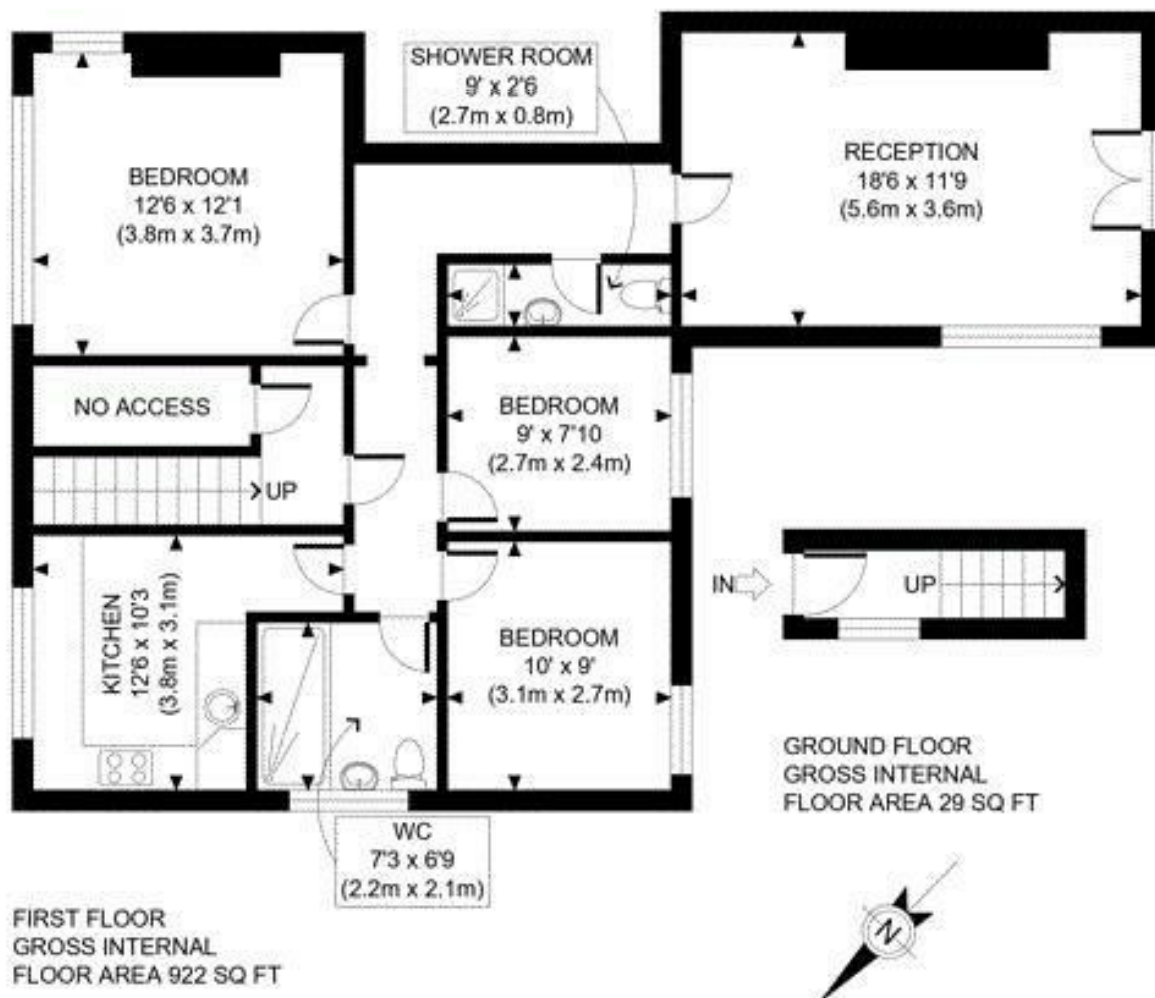


Council Tax Band: F







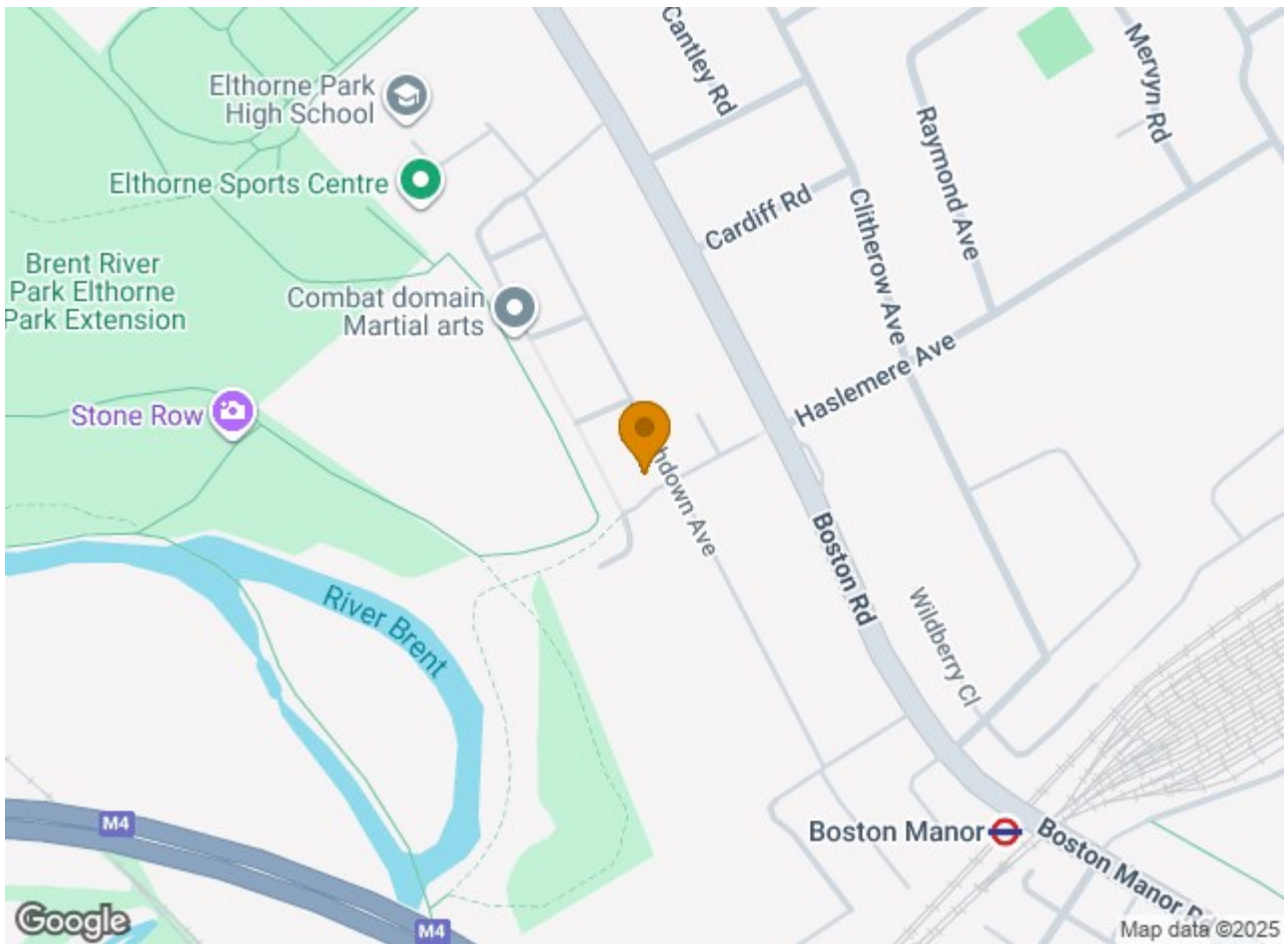


APPROX. GROSS INTERNAL FLOOR AREA: 951 SQ FT/ 88 SQM

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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.

PROPERTY PHOTO PLANS
EST. 2007 FOR THE PROPERTY INDUSTRY



Energy Efficiency Rating

EPC Rating: C

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	
(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 