

# Rolfe East



Lawrence Road, Ealing, W5 4XH

£525,000 Share of Freehold

- Period maisonette
- Three bedrooms
- Share of freehold
- Less than half a mile from two Piccadilly line stations
- Lovely private garden
- Chain free sale
- Separate Kitchen from lounge
- Must be viewed



A chance to purchase this lovely period garden maisonette, boasting flexible living accommodation and situated on this superbly located road.

Boasting its own entrance, accommodation comprises a welcoming hallway with spacious cupboard, three bedrooms (or two bedrooms and a study) a reception room, a separate kitchen and a family bathroom. Further benefits include the property having a share of freehold and is being sold without any onward chain. Outside, there is a lovely private rear garden measuring in excess of 40ft - perfect for the coming summer's evenings!

Lawrence Road is very popular as it is well located and is just 0.4 of a mile from South Ealing tube, and 0.5 of a mile from Northfields tube station (both Piccadilly lines) giving fast access into London and out to Heathrow Airport. Bus routes to Ealing Broadway and surrounding areas are also moments from the front door. Both South Ealing Road and Northfield Avenue offer an array of shops, boutiques, coffee shops and restaurants and are all within easy reach as are the wonderful open spaces of Lammas, Walpole and Blondin Parks. The property also has many sought after local schools nearby including Little Ealing & Mount Carmel Primary schools. This property must be viewed as soon as possible to avoid disappointment, so contact Rolfe East today!



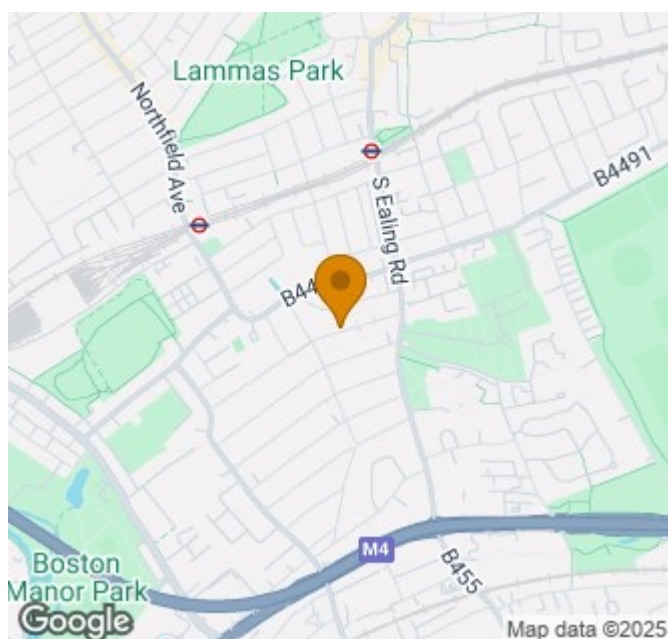
Council Tax Band: D











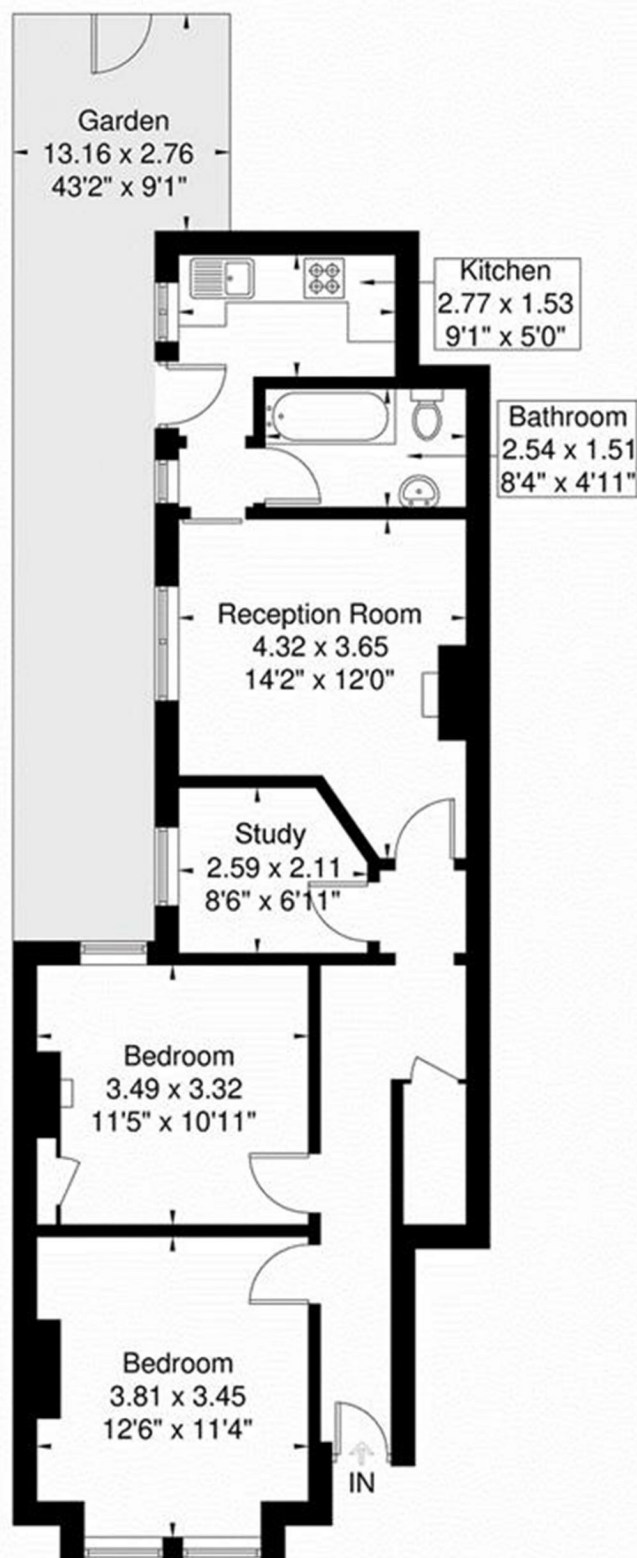
## Energy Efficiency Rating

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

## EPC Rating:

## Lawrence Road

Approximate Gross Internal Area = 65.2 sq m / 701 sq ft



## Ground Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.  
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