

# Rolfe East



Jersey Road, Hanwell, W7 2JF

£425,000

- Ground floor garden flat
- Spacious and flexible accommodation
- Beautifully presented throughout
- Convenient for public transport
- Edwardian conversion
- Large Lounge/diner
- South West facing garden
- Close to many parks



A beautifully presented and very spacious one bedroom garden flat situated in this classic Edwardian property well located for public transport, parks and shops.

Comprising circa 650sqft of light, bright and flexible accommodation, the living space comprises a lovely through lounge/dining room with direct access out to the private garden, a modern and well appointed separate fitted kitchen, a lovely double bedroom and a neat shower room. Outside, there is a quite stunning private rear garden which is of a south westerly aspect - perfect on a sunny afternoon.

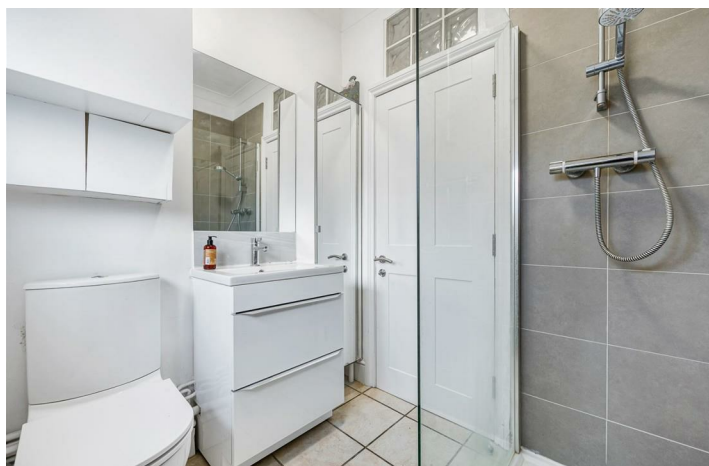
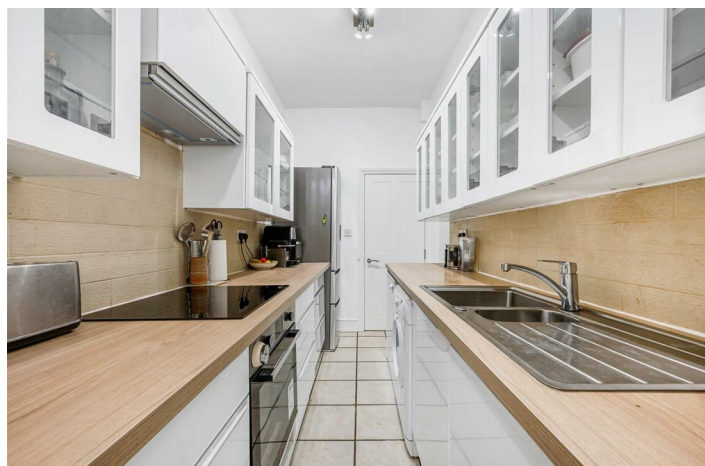
The property is sold with a share of freehold and a long underlying lease of 989 years.

Very well located for a choice of public transport, shopping and leisure options, Northfields Avenue's boutiques shops and restaurants are within easy reach as is Northfields Station giving fast Piccadilly line access into Central London and out to Heathrow whilst Boston Manor station is closer still. The Elizabeth Line is located at both Hanwell and West Ealing and both conveniently placed. The surrounding area boasts many beautiful parks, home to many food, comedy and jazz festivals making this a highly desirable place to reside.

To view this property contact Rolfe East today

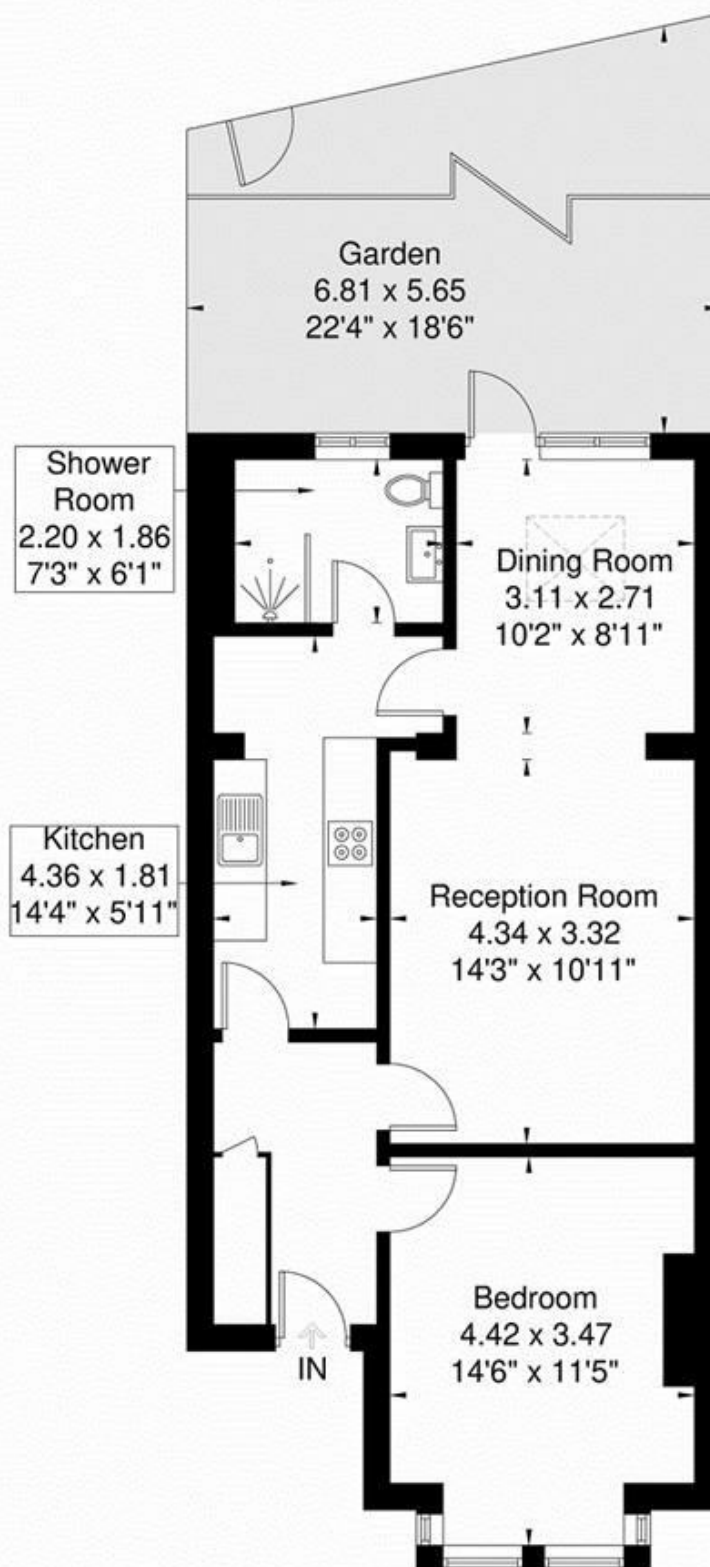


Council Tax Band: C



# Jersey Road

Approximate Gross Internal Area = 60.2 sq m / 647 sq ft

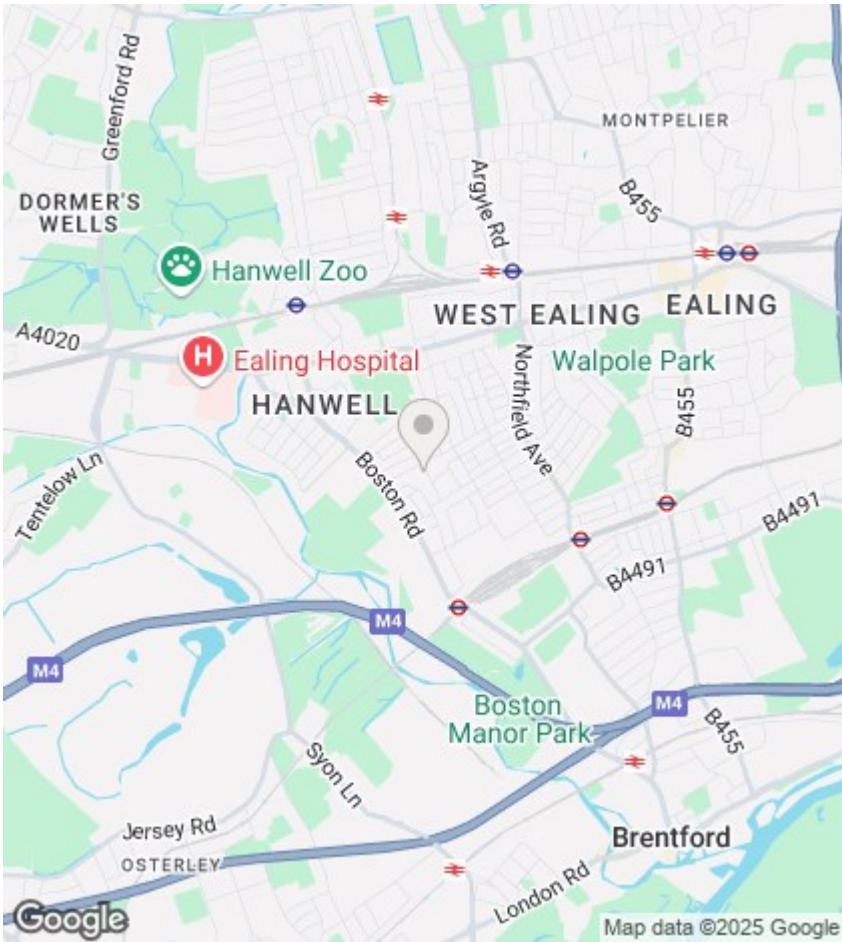


## Ground Floor

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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## EPC Rating:

C

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>	75	76
(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 