

# Rolfe East



**Trico House, Brentford, TW8 0GD**

- Stunning apartment
- Private Balcony
- Convenient for Brentford mainline station
- Lift servicing all floors

**£390,000 Leasehold**

- Two double bedrooms
- Allocated parking space
- Convenient for South Ealing tube station
- Must be viewed

A quite stunning two double bedroom apartment, situated on the third floor of this immaculate building, boasting a private balcony and parking!

This spacious flat exudes quality and excellent living space with accommodation comprising a welcoming hallway with built in cupboards, a modern and fully equipped integrated kitchen which is open plan to a stunning through lounge/diner with large windows and doors leading to the balcony giving lovely views. The two genuine double bedrooms are bright and airy, with ample wardrobe space for all your storage needs. The building is extremely well maintained and has allocated underground parking space and lifts servicing all floors. Furthermore, the property has its EWS1 certificate and fire risk compliant.

Superbly located, this apartment is just 0.5 of a mile from Brentford Station, with fast trains into Waterloo. It is also well positioned for the many restaurants and shops in Brentford and is also just 0.75 of a mile from South Ealing station, with its Piccadilly line trains into Central London and out to Heathrow. Ealing Broadway town centre and Station, with the Elizabeth Line, Central, District, and Overground services) is just short bus hope away. Call Rolfe East on 020 8579 1111 to arrange your appointment to view.



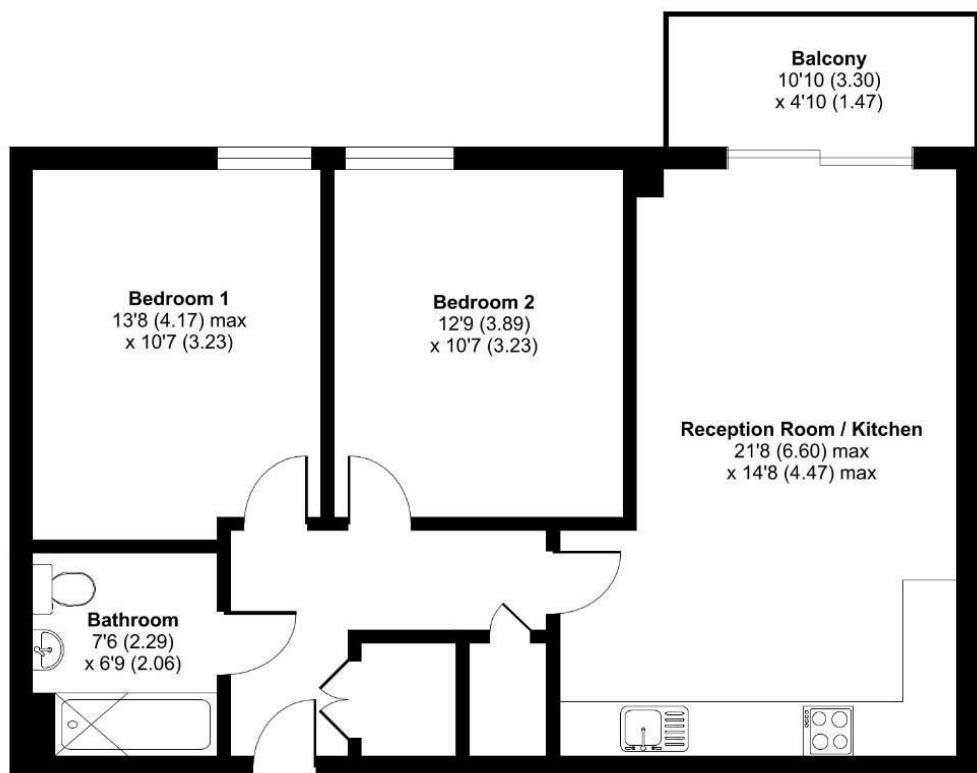
Council Tax Band: D



## Ealing Road, TW8

Approximate Area = 740 sq ft / 68.7 sq m

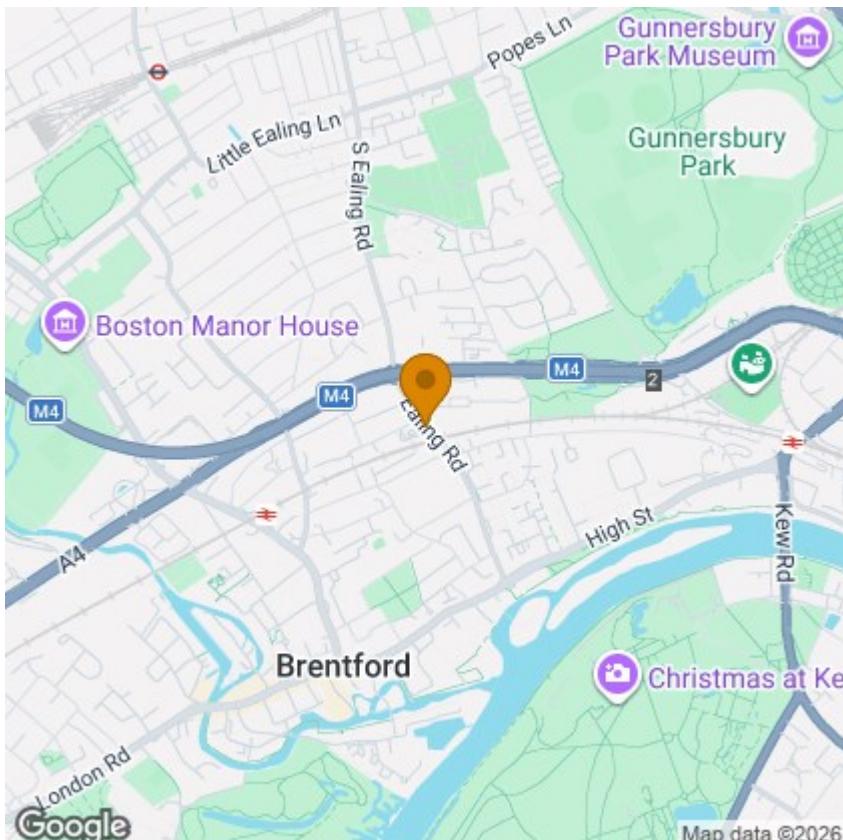
For identification only - Not to scale



### THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2025.  
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## EPC Rating: B

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	84
(81-91) B		
(69-80) C		
(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

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