

# Rolfe East



Carville Crescent, Brentford, TW8 9RA

£375,000 Leasehold

- CHAIN FREE SALE
- LARGE PRIVATE GARDEN
- LONG LEASE
- TWO DOUBLE BEDROOMS
- FIRST FLOOR FLAT
- SPACIOUS KITCHEN/DINER

289 Northfield Avenue, Ealing, W5 4XB  
020 8579 1111

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



This spacious two double bedroom apartment boasts a huge private garden, a long lease and is sold without any onward chain - it must be viewed!

Situated on the first floor, the light and bright accommodation comprises a welcoming hallway, spacious lounge, two double bedrooms, a kitchen/breakfast room (which has plenty of storage, a walk in pantry and room for a table and chairs) and a family bathroom. The rooms further benefit from gas central heating and modern double glazed windows. Outside, there is a private garden measuring in excess of 55ft, perfect for relaxing and entertaining.

Well located, Carville Crescent is convenient for road and rail with South Ealing tube station (Piccadilly Line) and Brentford mainline station into Waterloo both less than a mile away. The A4/M4 road links are within easy reach as are bus links to the surrounding areas. Contact Rolfe East to arrange your appointment to view.



Council Tax Band: C

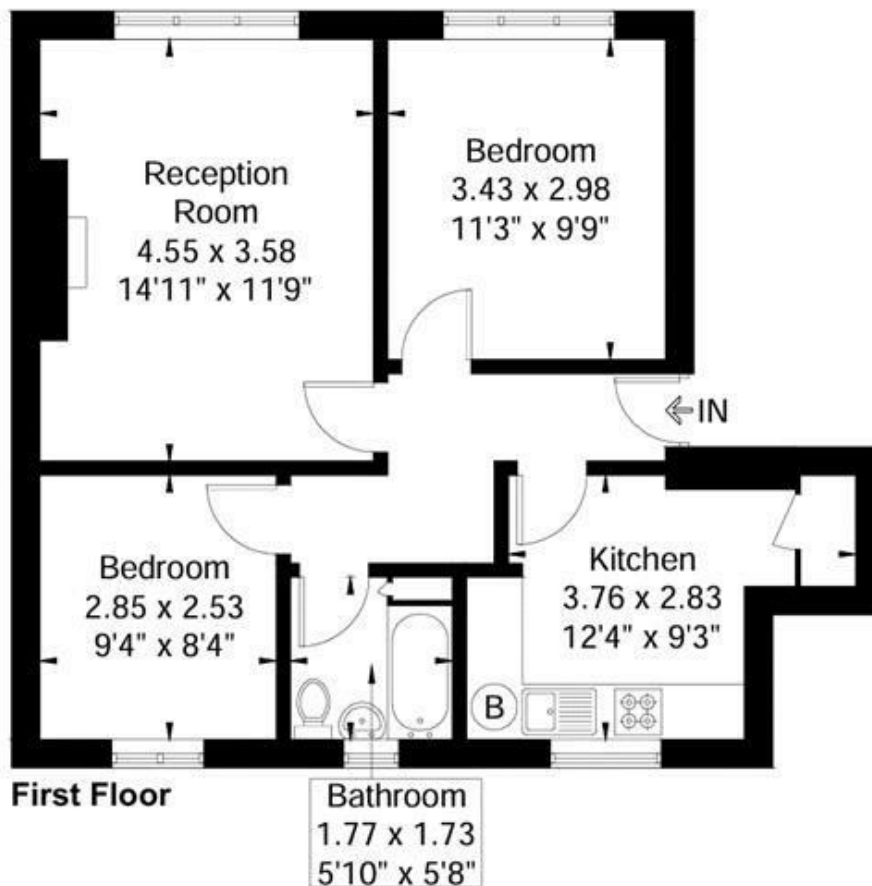


# Carville Court

Approximate Gross Internal Area = 54.8 sq m / 589 sq ft



(Not Shown In Actual  
Location / Orientation)



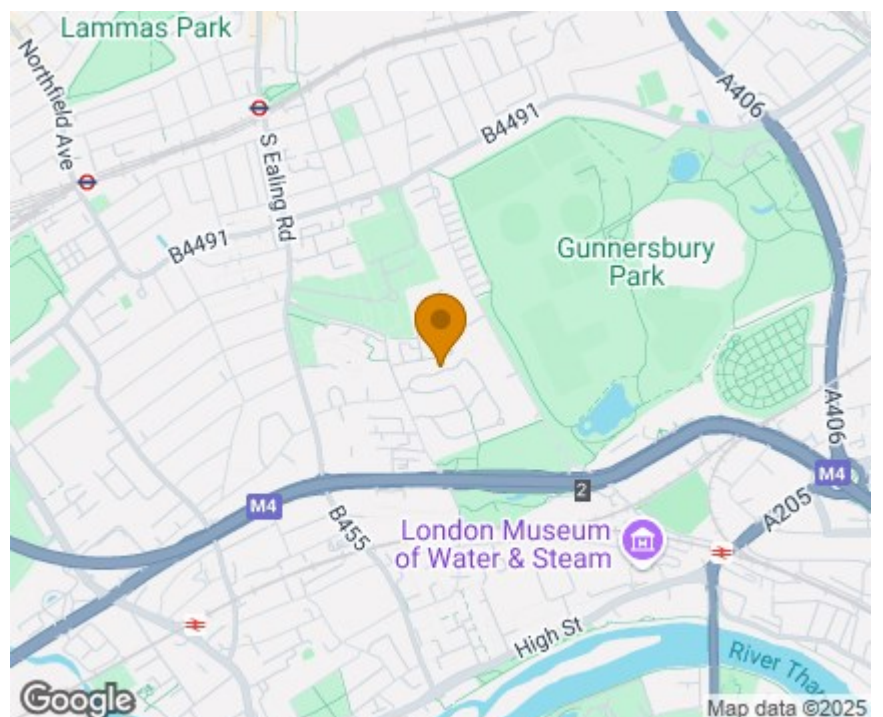
Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floorplan is for illustrative purposes only and not to scale.

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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>	<b>67</b>	<b>77</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: D**