

# Rolfe East



Lawrence Road, London, W5 4XH

£575,000 Leasehold.

- Beautiful period maisonette
- Front & rear private gardens
- Many period features remaining
- Long lease

- Two double bedrooms
- Stunning modern kitchen/breakfast room
- Close to Piccadilly line tube stations
- Must be viewed

# Lawrence Road, London, W5 4XH

A beautifully presented two double bedroom ground floor period maisonette, boasting front and rear gardens, superbly located for South Ealing and Northfields underground stations.

Upon arriving at the property, the first impressions here are excellent and the accommodation is a very good layout, which really maximizes the space in all rooms. Contemporary design blends seamlessly with many period features including sash windows, a feature fireplace and high coved ceilings. It has its own front entrance door leading to a welcoming hallway with a large storage cupboard, a front facing lounge/reception room, two well proportioned double bedrooms, spacious family bathroom and a beautiful, recently fitted modern and integrated kitchen/diner with ample room for a table and chairs. Outside, as well as the front garden there is a spacious and private rear garden with multiple seating and barbecue areas.

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. It is also a pleasant walk or short bus hop away from both Ealing Broadway with its shops and station (with multiple train and tube options including the Elizabeth Line) and Brentford station giving fast access to Waterloo. 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 D

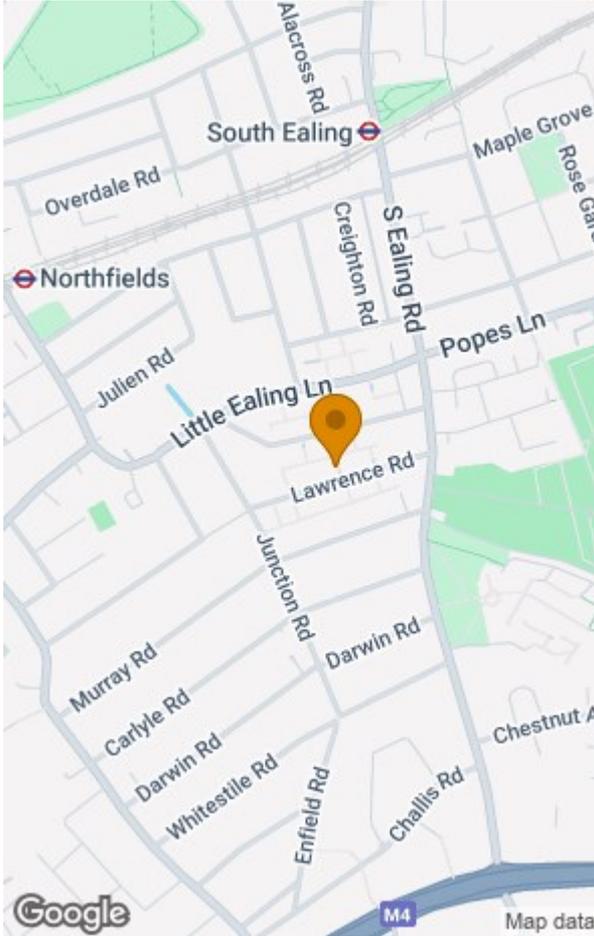




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## Lawrence Road

Approximate Gross Internal Area = 65.1 sq m / 700 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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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: D**