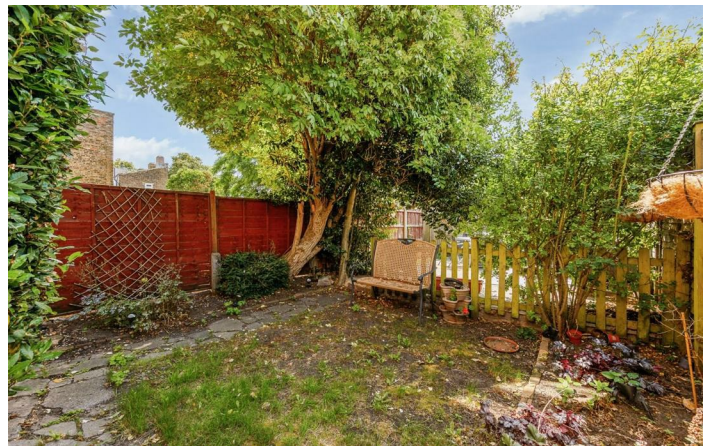


# Rolfe East



**Darwin Road, London, W5 4BD**  
**£479,950 Share of Freehold.**

- Chain free sale
- Front and rear gardens
- Modern kitchen
- Share of freehold
- Two double bedrooms
- Close to tube stations (Piccadilly Line)
- Modern bathroom (with shower and bath)
- Must be viewed



A lovely two bedroom ground floor period apartment with own south facing garden, located on a popular road in South Ealing convenient for two tube stations, brought to the market without any onward chain.

This beautifully presented two double bedroom apartment boasts flexible living accommodation and comprises a welcoming hallway with storage, a light and bright lounge (which leads straight out on to the rear garden), a separate and modern kitchen, the two double bedrooms and a modern bathroom which has a separate shower cubicle and bath. Outside, there are gardens to the front and rear, with the rear garden having a lovely sunny south facing aspect.

Darwin Road is very well located for the local amenities and train stations of Northfields Avenue and South Ealing (all Piccadilly Line) giving fast access into Central London and out to Heathrow. The location also benefits from being nearby to the beautiful open spaces of Blondin and Lammas Parks, Ealing Broadway's shopping centre, multitude of restaurants and its station (with overground services to Paddington and its Central, District and the new Elizabeth line services). Brentford town centre and station to London Waterloo is also within easy reach as are the A4/M4 road links and bus routes serving Kew, Richmond and Kingston.



Council Tax Band: D



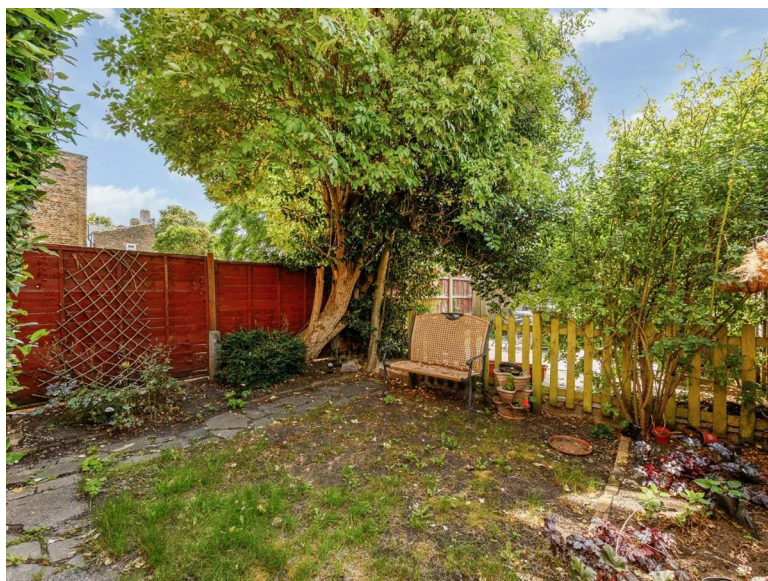








2 1 1 C



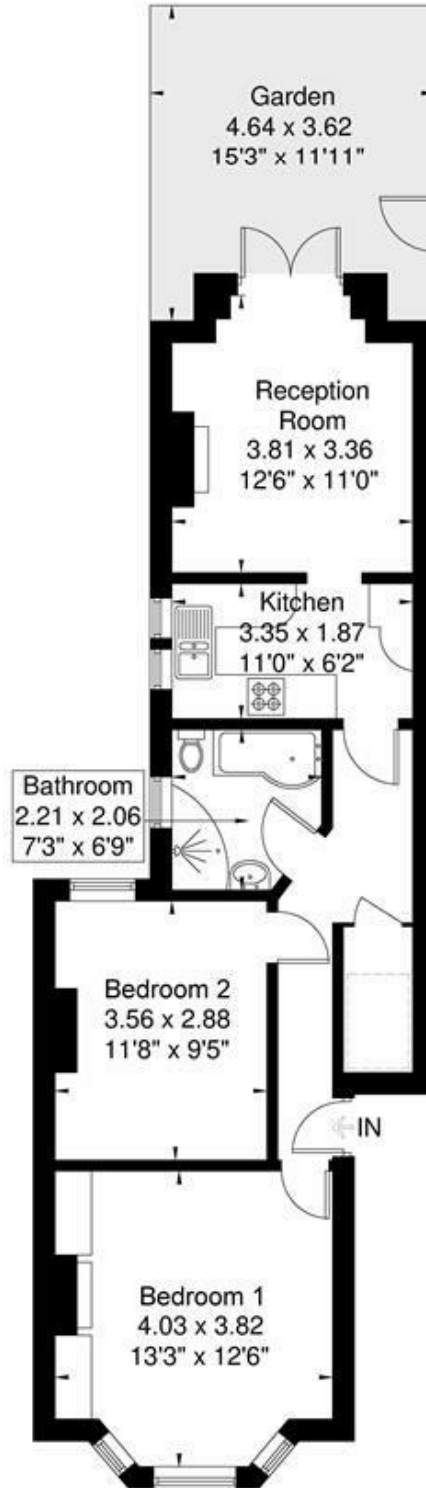


# Darwin Road

Approximate Gross Internal Area = 57.3 sq m / 616 sq ft



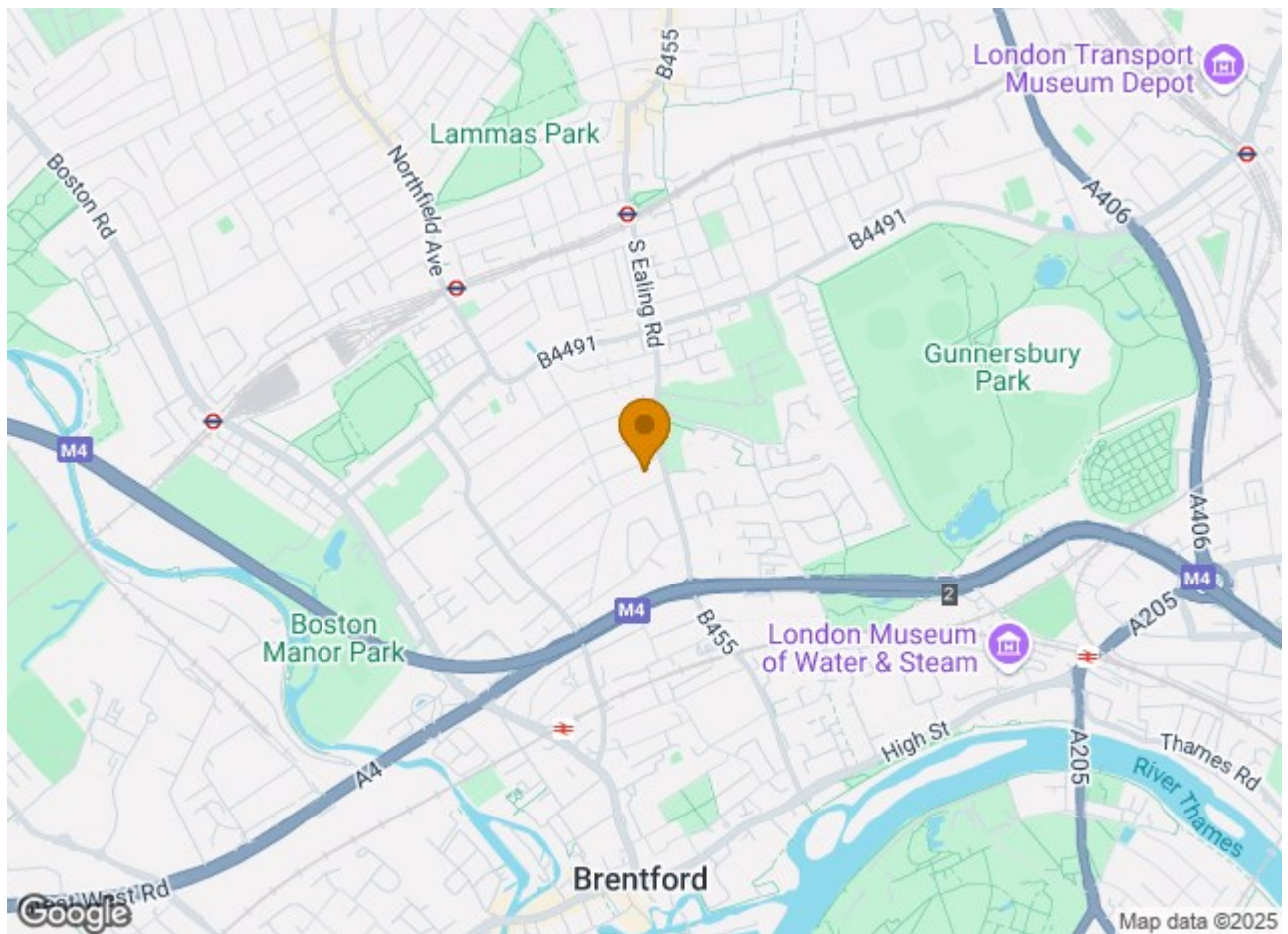
= Reduced headroom below 1.5m / 5'0




**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.

© www.perspective.co.uk



## 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>	<b>73</b>	<b>78</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: C**