

# Rolfe East



Ealing Road, Brentford, TW8 0GB

£450,000

- TWO GENUINE DOUBLE BEDROOMS
- TWO BATHROOMS
- CHAIN FREE SALE
- STUNNING PRIVATE TERRACE
- EXCELLENT CONDITION THROUGHOUT
- LONG LEASE
- ALLOCATED PARKING
- WELL LOCATED FOR MULTIPLE PUBLIC TRANSPORT OPTIONS

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

# 209, Burgoyne House Ealing Road, Brentford TW8 0GB

A quite superb two double bedroom/two bathroom apartment with a beautiful private terrace and allocated parking, brought to the market for sale without any onward chain.

The property comprises a welcoming hallway with two large storage/utility areas (one of which is an excellent laundry area) and super-sized rooms including a wonderful open plan living room with space for dining and a fully integrated kitchen. This room leads out to the very spacious and private terrace/balcony with plenty of room for loungers and al fresco dining and also boasts wonderful views. There are also two double bedrooms, and two lovely bathrooms. (one of which is en suite).

The building has lifts to all floors, including to the secure underground parking space below. The development has access to its own gym and has shops and a café all nearby.

Brentford railway station is a short walk away giving fast access into Waterloo, whilst South Ealing tube station (Piccadilly line) is a 15 minute walk or a short bus ride away on the 65 bus, as is Ealing Broadway with the many shops, restaurants and station with the excellent Elizabeth line and Central & District lines too!. Brentford itself is going through a huge regeneration project, which will include a new High Street and areas along the water for leisure pursuits. This property must be viewed so call Rolfe East today!



Council Tax Band: D





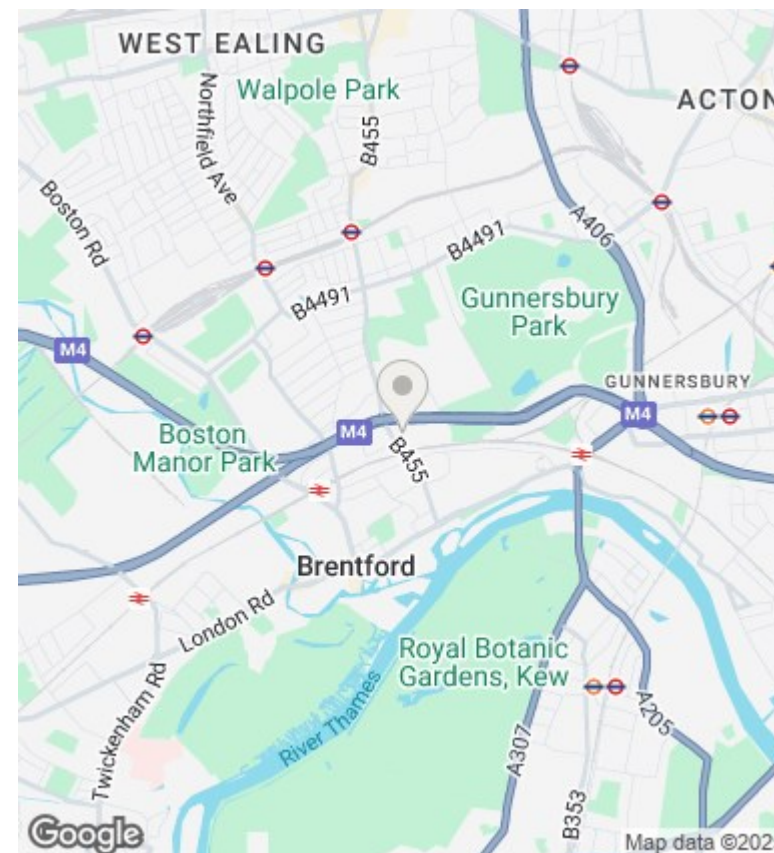


## Burgoyne House

Approximate Gross Internal Area = 71.7 sq m / 771 sq ft



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



## Directions

## Viewings

Viewings by arrangement only. Call 020 8579 1111 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</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		
EU Directive 2002/91/EC		
England & Wales		