

# Rolfe East



Waverley Road, Harrow, HA2 9RE

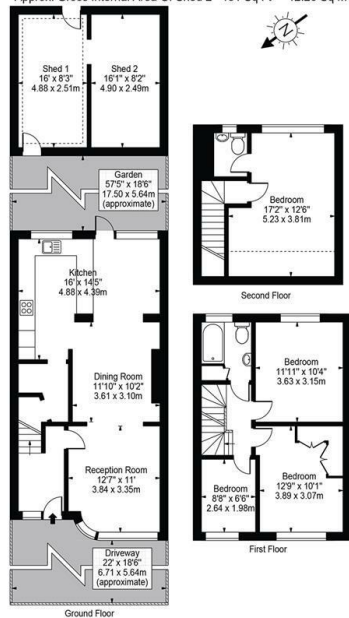
£575,000

- Extended 4 bedroom House
- Drive Way
- Large Garden
- Requires updating

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

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

Waverley Road, HA2  
 Approx. Gross Internal Area 1275 Sq Ft - 118.45 Sq M  
 (Including Restricted Height Area & Excluding Sheds)  
 Approx. Gross Internal Area 1237 Sq Ft - 114.92 Sq M  
 (Excluding Restricted Height Area & Sheds)  
 Approx. Gross Internal Area Of Shed 1 132 Sq Ft - 12.25 Sq M  
 Approx. Gross Internal Area Of Shed 2 131 Sq Ft - 12.20 Sq M



For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography  
 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## Directions

## Viewings

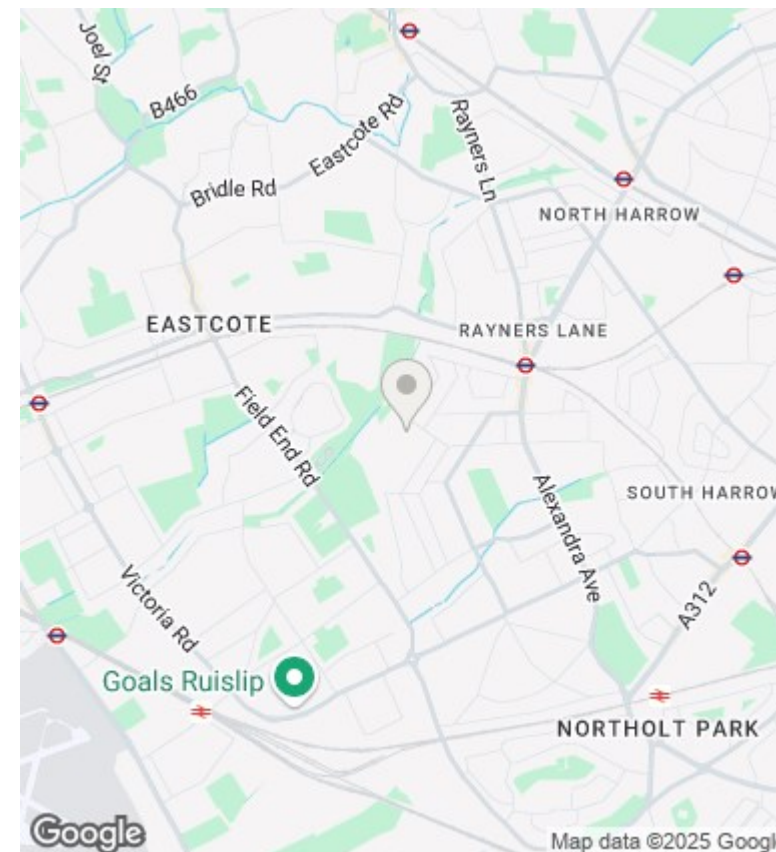
Viewings by arrangement only. Call 020 8579 1111 to make an appointment.

## Council Tax Band

D

## EPC Rating:

D



| 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>                            | 67                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |