

# Rolfe East



Grange Road, Ealing, W5 3PH

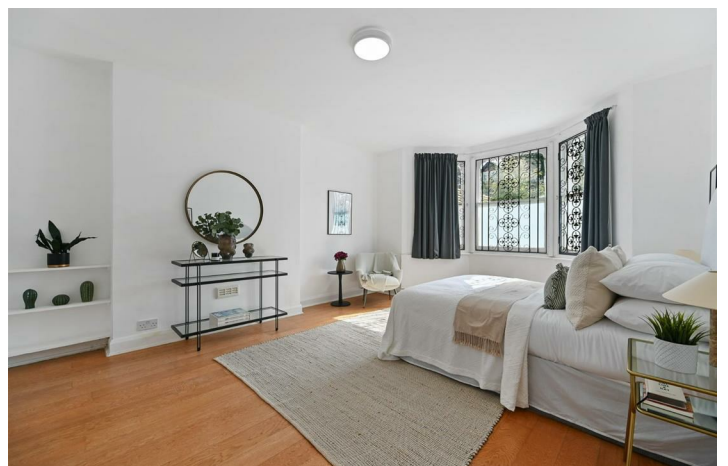
£549,000

- Period property
- Excellent condition
- communal gardens
- No upper chain
- One and a half bedrooms
- Close to station
- Gas central heating
- EPC rating D / council tax band: E

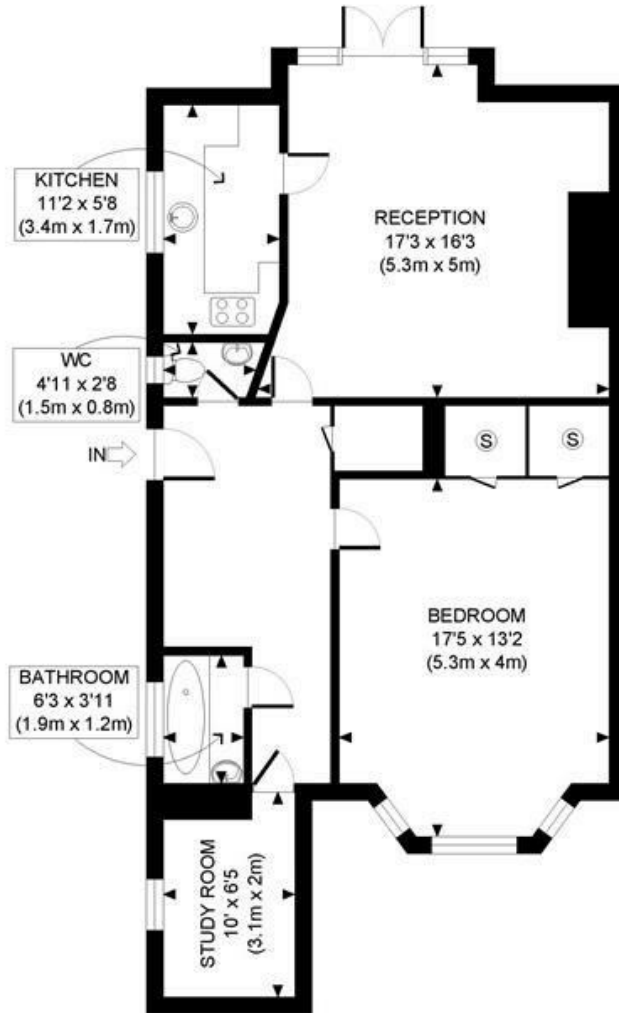
A beautiful apartment with direct garden access and located on this popular road close to Ealing Broadway Station and the green spaces of Ealing Common. The property is in excellent condition throughout and is available with no upper chain.

 2  1  1  D

Council Tax Band: E





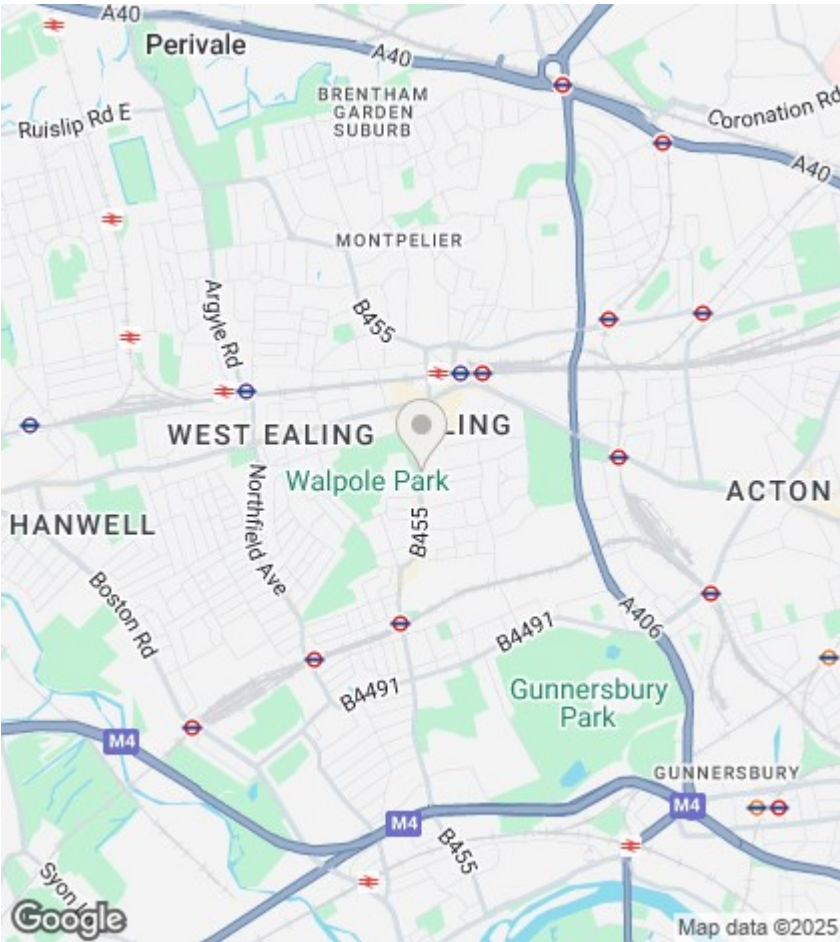


LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 825 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 825 SQ FT/ 77 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



## Directions

## Viewings

Viewings by arrangement only. Call 020 8567 2242 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC