

Rolfe East



Edmonscote, Ealing, W13 0HQ

£575,000

- Two double bedrooms
- Excellent condition throughout
- Gas central heating
- Large communal gardens
- Ground floor flat
- Purpose built block
- Double glazed windows
- EPC rating: D /council tax band D

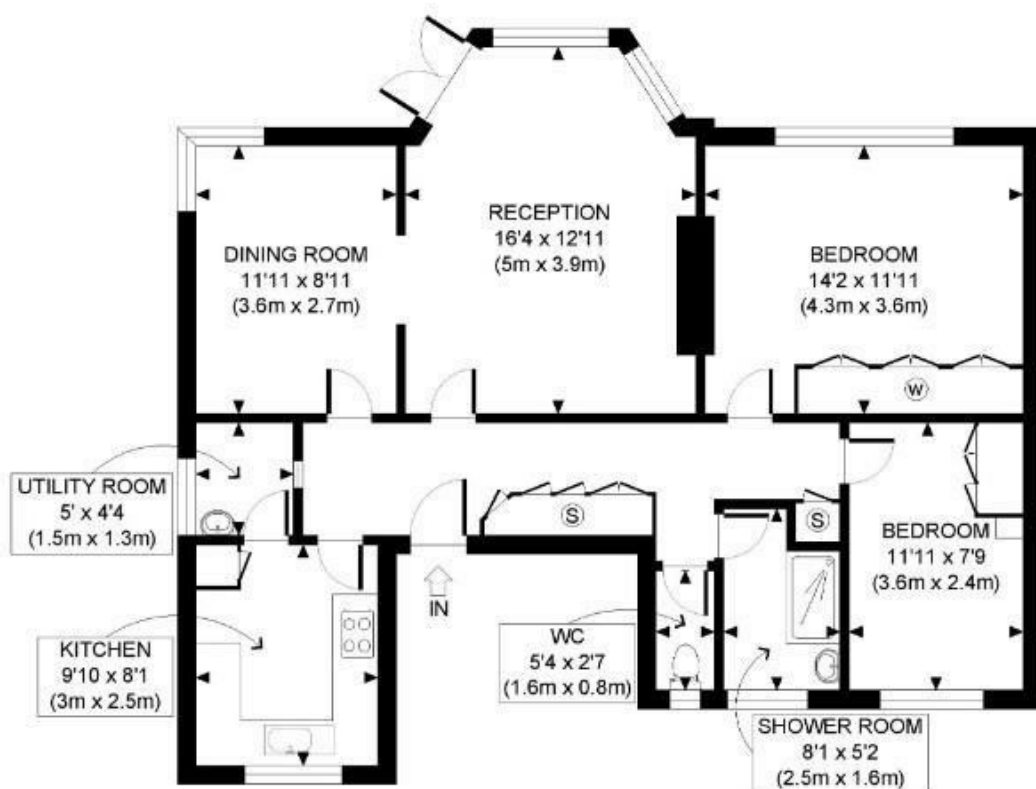
An exceptional ground floor apartment located boasting 874 SQFT of accommodation with direct garden access, off street parking and presented in a truly excellent condition.

Having been improved and maintained to a very high standard throughout the property has a large reception room with double doors onto a private terrace which in turn opens onto large lawned communal gardens, a separate dining/office space, a modern fitted kitchen with separate utility room, two double bedrooms with fitted wardrobes, a newly installed and fully tiled shower room, and a separate WC.



Council Tax Band: D



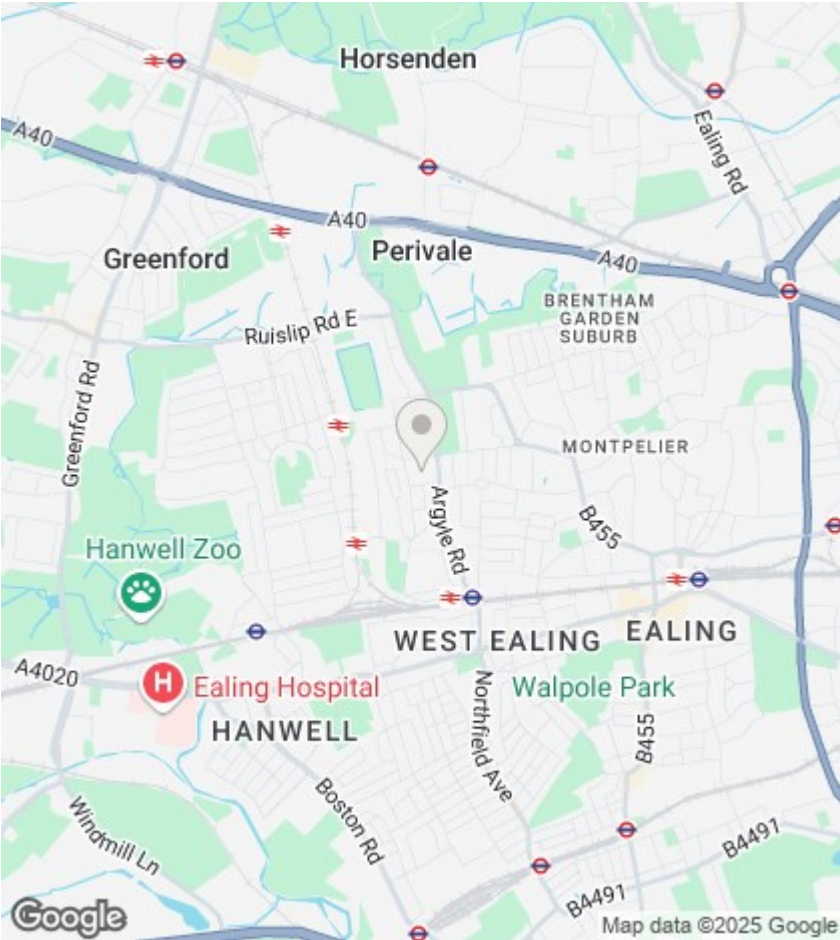


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 874 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 874 SQ FT/ 81 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		78
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	