

# Rolfe East



The Grove, Ealing, W5 3SH

£460,000

- Two double bedrooms
- Excellent condition throughout
- Fitted wardrobes in main bedroom
- Share of freehold
- Raised ground floor flat
- Short walk to Elizabeth Line Station
- No upper chain
- EPC Rating: TBC / council tax band: C

# 94b The Grove, Ealing W5 3SH

A bright and beautifully presented two double bedroom flat located on the raised ground floor of this handsome period building. Featuring high ceilings throughout giving a great sense of space the property benefits from wood flooring, fitted wardrobes, luxury kitchen, and fully tiled shower room. Sold with no upper chain.

A most sought after area of West London within which The Grove is perfectly positioned to enjoy the vibrant café culture and independent shops of Ealing, the wonderful parks which include Walpole Park and Pitzhanger House, art galleries, theatres, and independent cinemas.

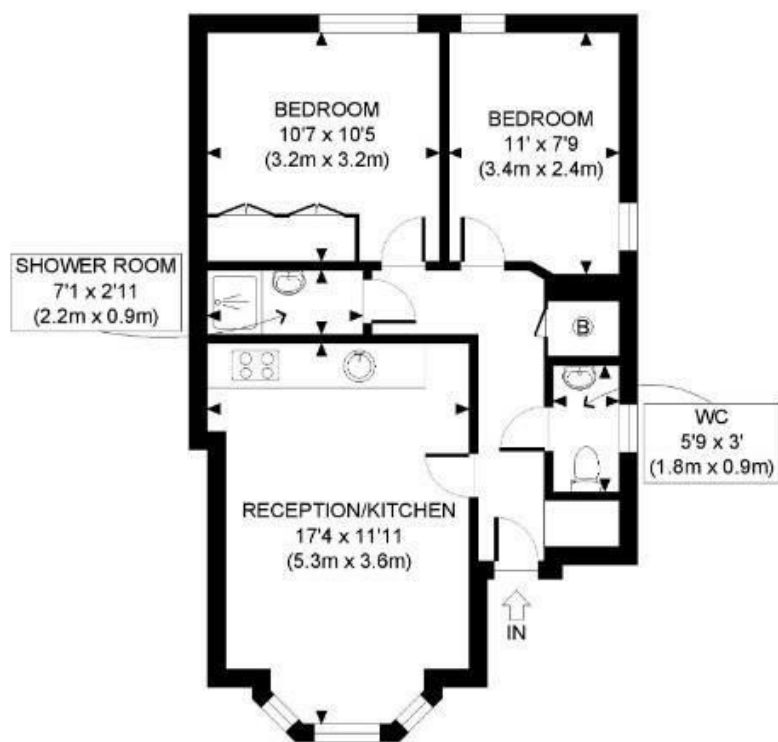
Transport by way of Ealing Broadway Station which is just six minutes walk and offers access to the Central & District underground lines and the fantastic Elizabeth Line allowing access to Heathrow Airport in 20 minutes or into Zone 1 Bond Street is 15 Minutes.



Council Tax Band: C





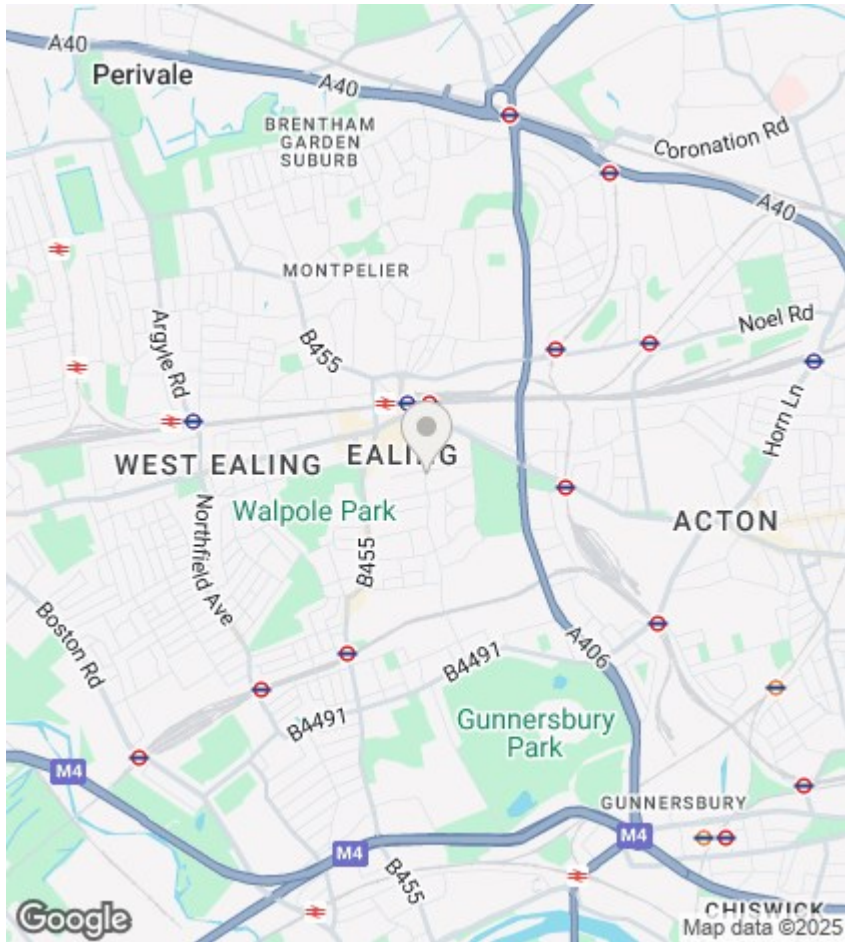


RAISED GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 514 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 514 SQ FT/ 48 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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(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