

Rolfe East



Empire Way, HA9

£249,950

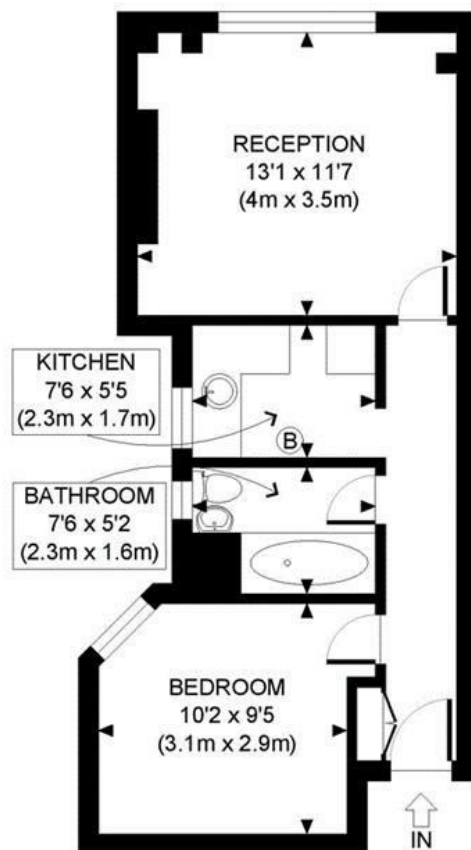
- One double bedroom
- Purpose built block
- Close to transport
- No upper chain
- Third floor flat
- In need of modernisation
- 65 year lease
- EPC Rating: D / council tax band: A

A most convenient location and the opportunity to renovate this one double bedroom top floor flat just minutes walk to the world famous Wembley Stadium and the leisure and retail park.

 2  1  1  D

Council Tax Band: A





THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 401 SQ FT

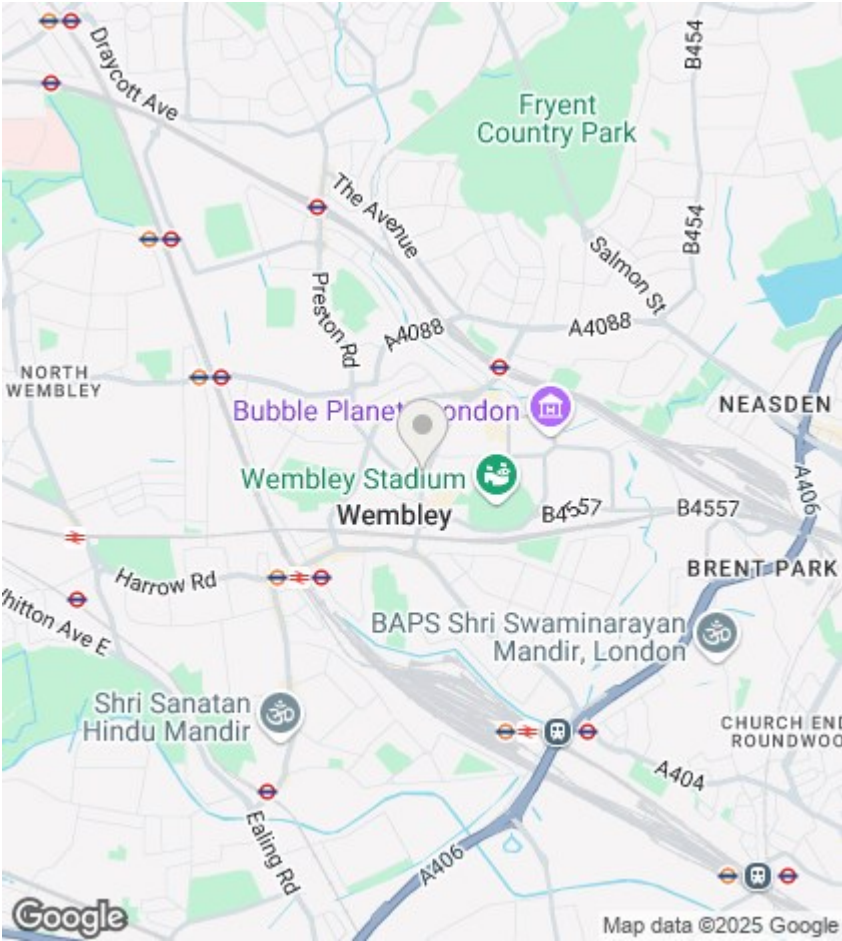


APPROX. GROSS INTERNAL FLOOR AREA: 401 SQ FT/ 37 SQM

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 | 63 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |