

# Rolfe East



Friston House, Ealing, W5 5JN

Asking Price £400,000

- One double bedroom
- Excellent condition throughout
- Three minutes walking distance to Ealing Broadway Station
- Built in storage
- First floor flat
- No upper chain
- Double glazed sash windows
- EPC rating: D / council tax band: C

# Friston House, Ealing W5 5JN

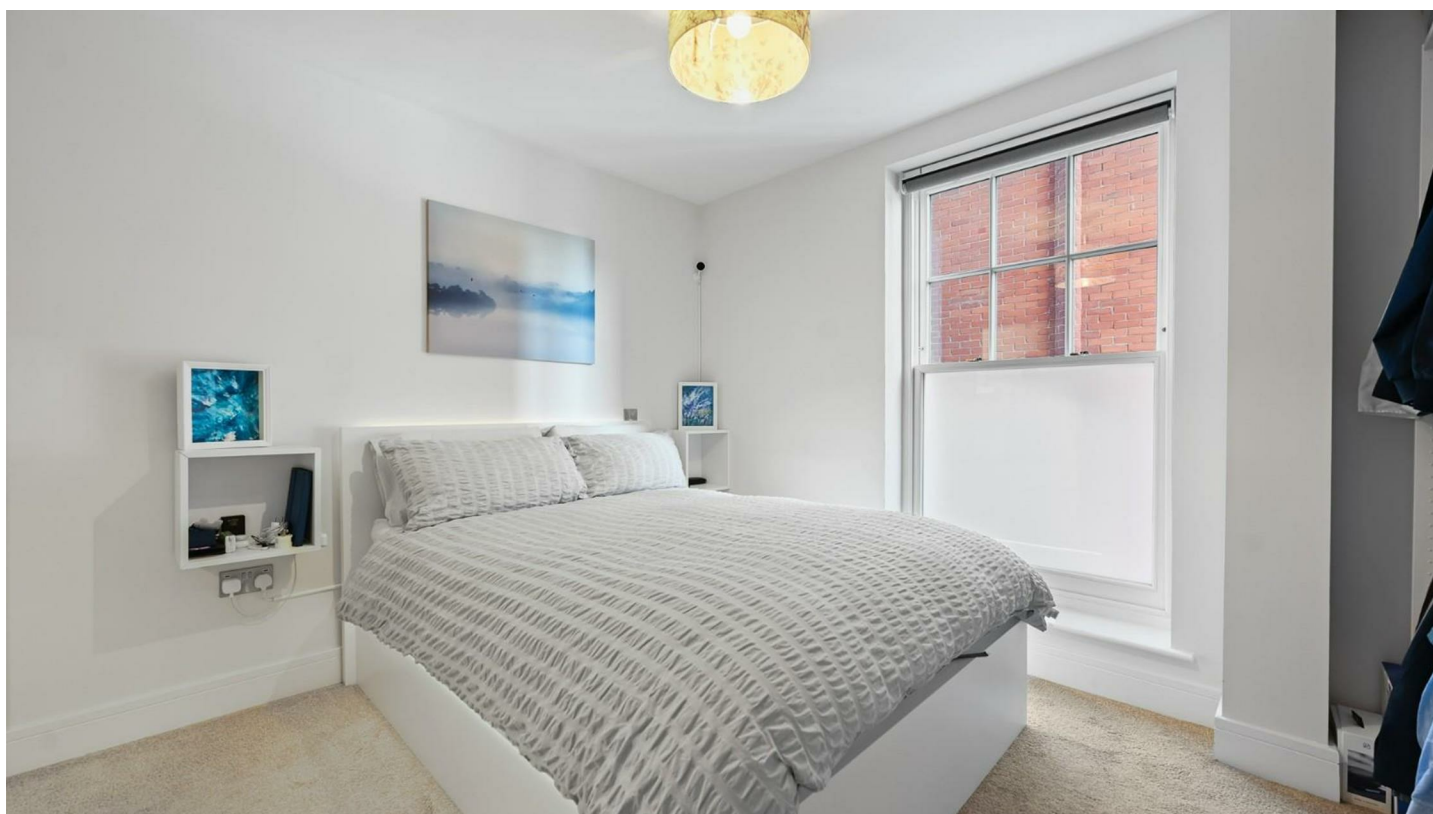
A beautiful flat located in this most convenient and central location just minutes walk to Ealing Broadway Station. Finished to a very high and luxurious specification the property boasts a fully integrated kitchen with stone counter tops and Bosch appliances, fully tiled bathroom, oak flooring in the reception space and built in storage.

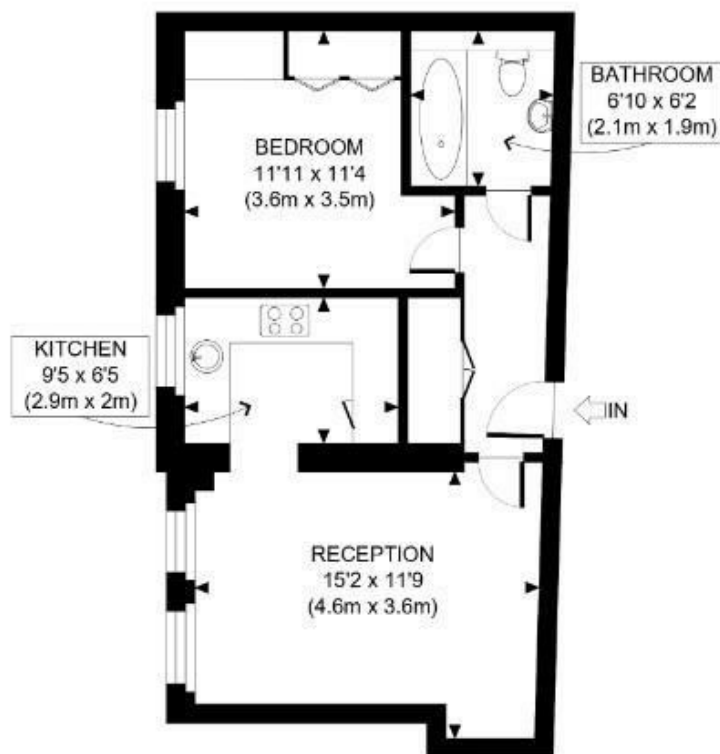
A most sought after area of West London within which Friston House is perfectly positioned to enjoy the vibrant café culture and independent shops of Ealing, the wonderful parks which include Walpole Park and Pitzhanger House, art galleries, theatres, and independent cinemas.

Transport by way of Ealing Broadway Station which is just three 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



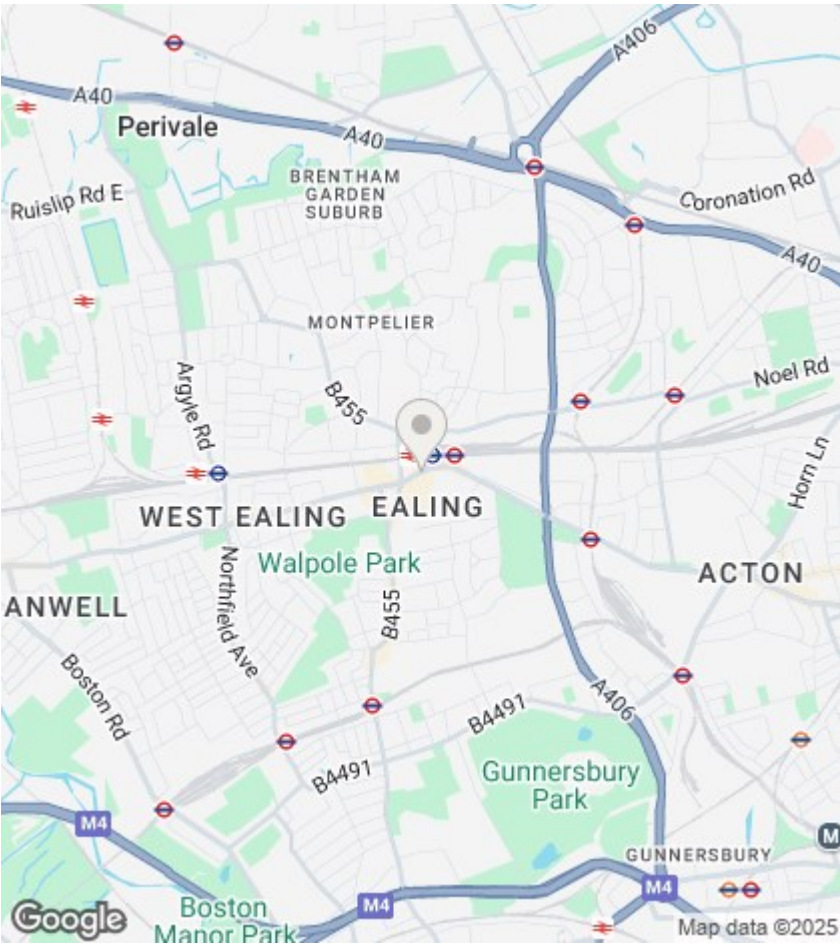


FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 485 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 485 SQ FT/ 45 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	67	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	