

# Rolfe East



Elgin Court, Ealing, W5 2QP

£2,250

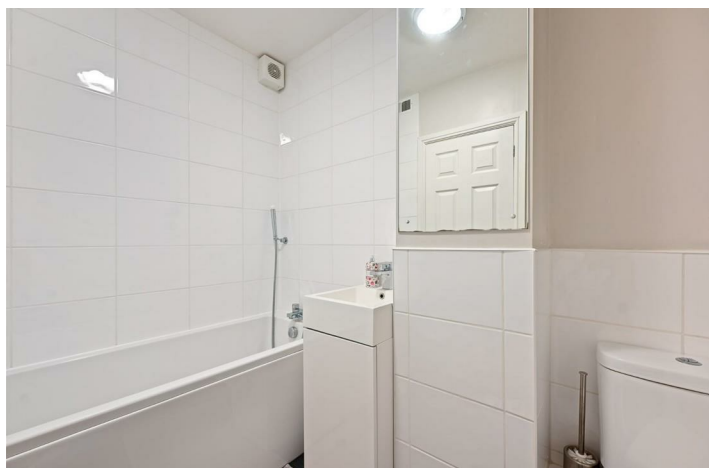
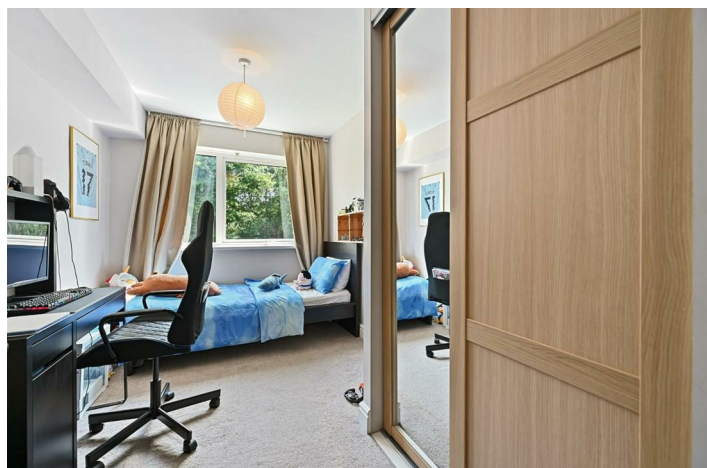
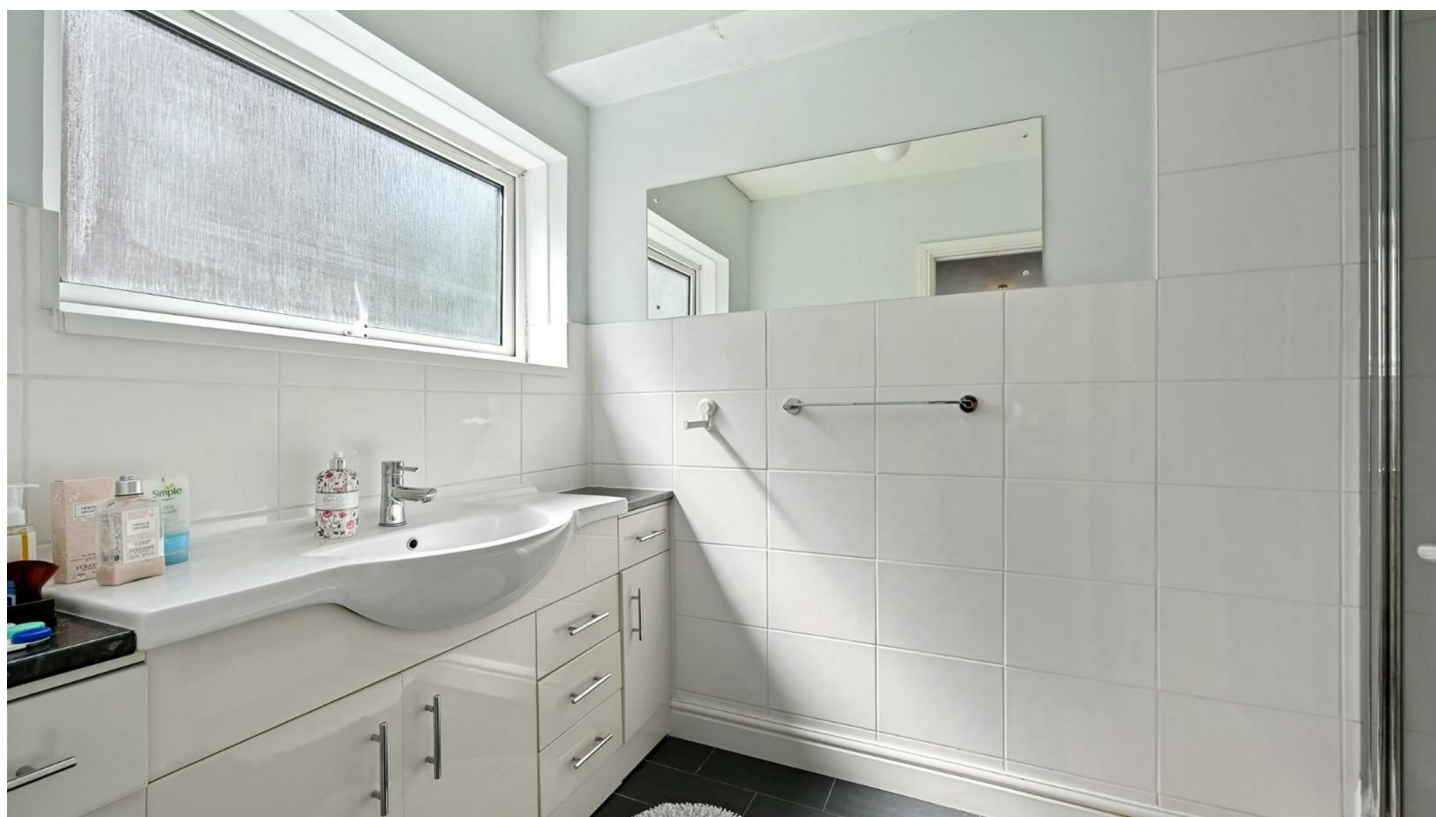
- Two double bedrooms
- First floor flat
- Unfurnished
- Available 7th August
- Two bath/shower rooms
- Excellent condition throughout
- Off street parking
- EPC rating : D / council tax band: E

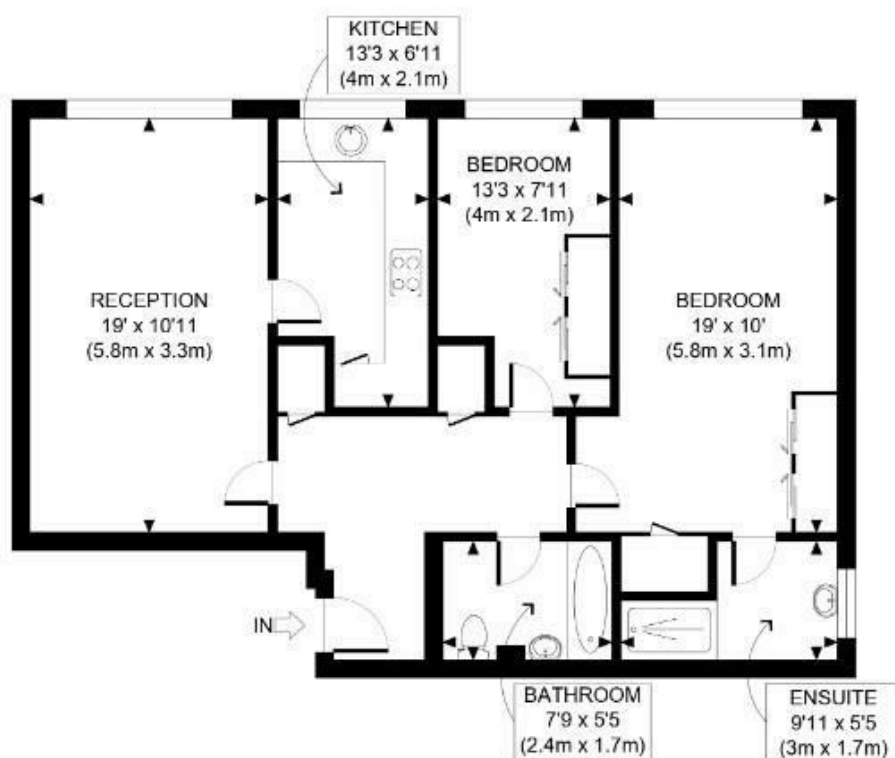
# Elgin Court, Ealing W5 2QP

A beautiful bright and spacious two double bedroom two bathroom first floor flat located in this well maintained block with security entryphone system and residents off street parking. Located on this premier North Ealing Road and perfectly positioned for the excellent local school catchments this property is also just 0.7 miles to Ealing Broadway Station.



Council Tax Band: E





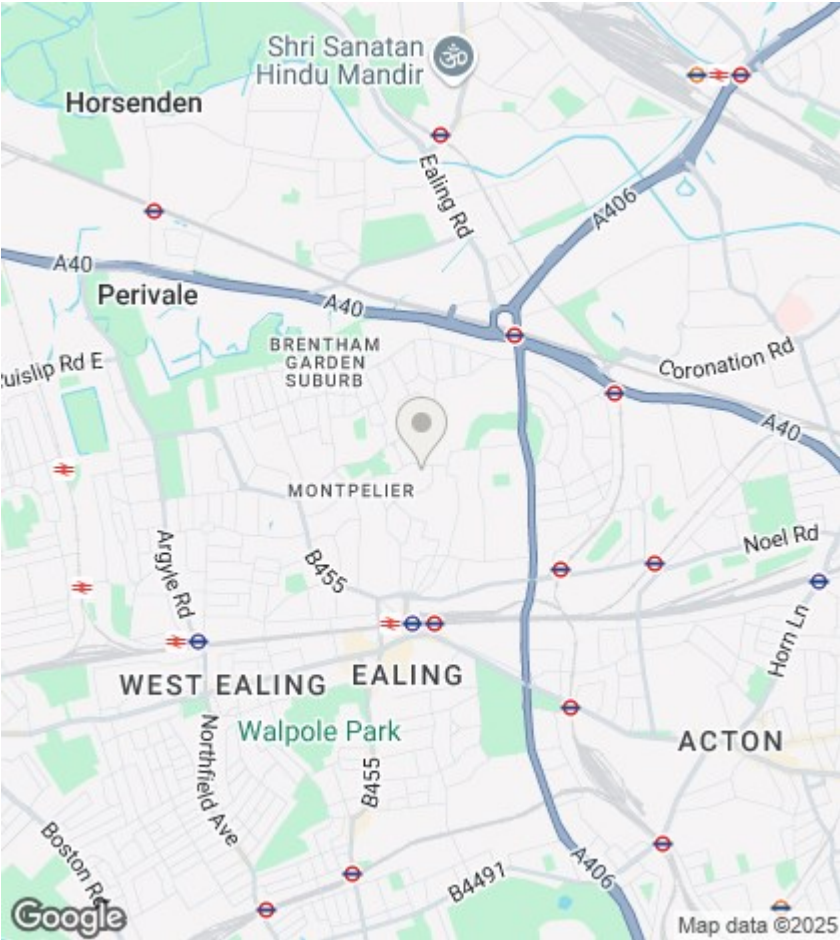
SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 838 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 838 SQ FT/ 78 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	68	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		