

# Rolfe East



Uxbridge Road, Ealing, W13 8RB

£310,000

- One double bedroom
- Central location
- No upper chain
- Purpose build flat
- Double glazed windows
- EPC rating: B / council tax band: D
- Upper floor with lift
- Gas central heating

18-19 The Mall, Ealing, W5 2PJ  
020 8567 2242

[ealing@rolfe-east.com](mailto:ealing@rolfe-east.com)  
<https://www.rolfe-east.com/>



APPROX. GROSS INTERNAL FLOOR AREA: 516 SQ FT/ 48 SQM

**Rolfe East**

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.

**PROPERTY PHOTO PLANS**  
THE TEAM THAT TAKES PROPERTY PHOTOGRAPHS

## Viewings

Viewings by arrangement only.  
Call 020 8567 2242 to make an appointment.

## Council Tax Band

D

## EPC Rating:

B

### Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            | <b>81</b>                                                                                                     | <b>82</b> |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |