

# Rolfe East



White Ledges, London, W13 8JB

£795,000

- Three bedrooms
- Large rear garden
- Excellent school catchment
- No upper chain
- End of terrace House
- Adjoining garage
- Double glazed windows and gas central heating
- EPC rating: TBC / council tax band: F

A great home in this most sought after location ideal for some of West London's best schools and just 10 minutes walk to Ealing Broadway Station. With accommodation exceeding 1100 Sq Ft and views over the private rear garden or the well tended communal gardens to the front this property is ideal either for a family or someone looking to downsize locally.



Council Tax Band: F





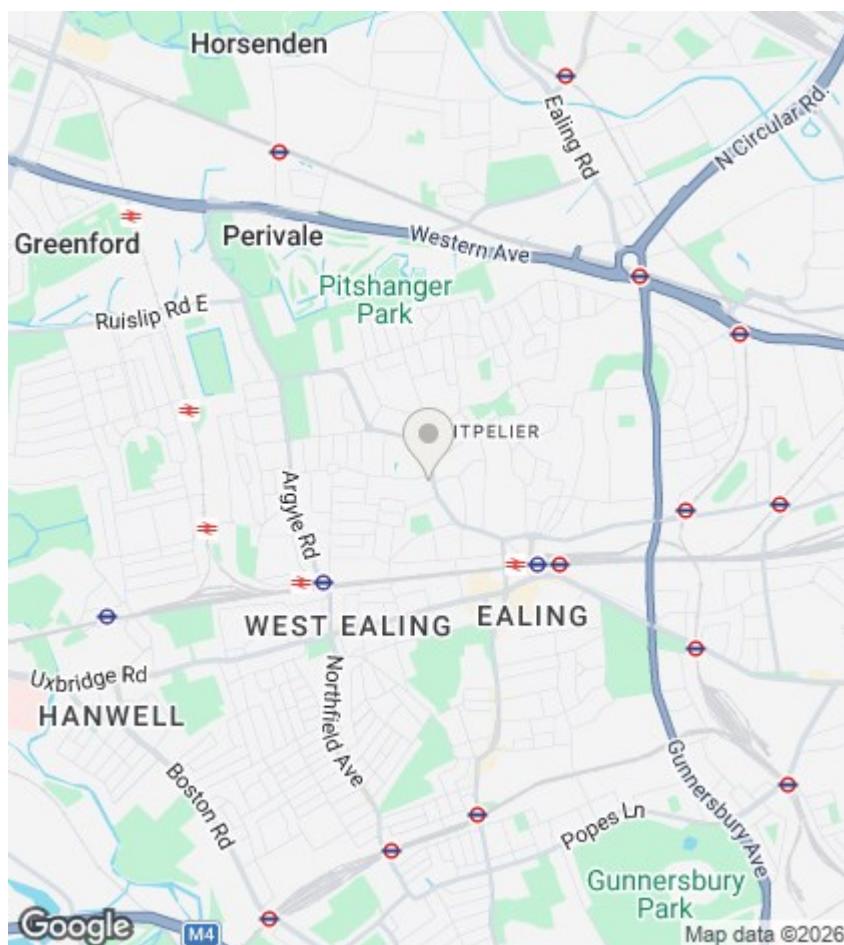
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 570 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 571 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH STORAGE: 1272 SQ FT/ 118 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT STORAGE: 1141 SQ FT/ 106 SQM

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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.



## Viewings

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

## EPC Rating:

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