

# Rolfe East



Uxbridge Road, Ealing, W13 8RB

£275,000

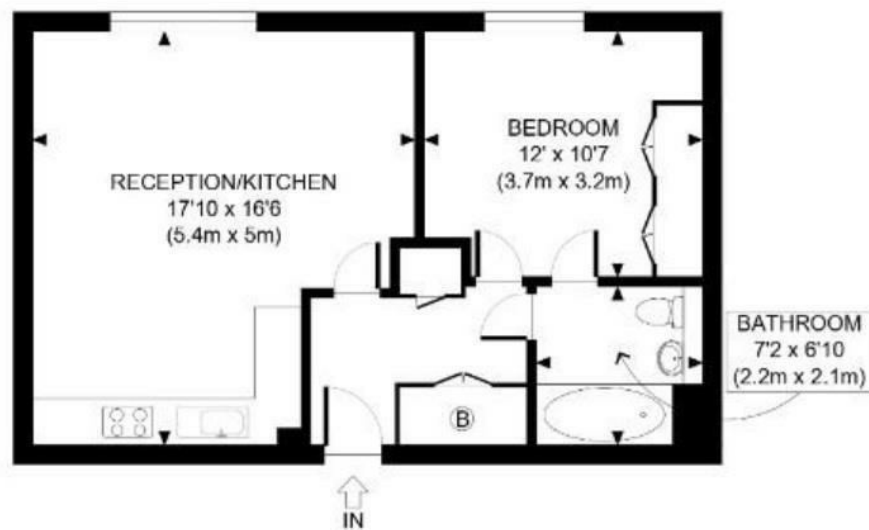
- One double bedroom
- Upper floor with lift
- Double glazed windows
- No upper chain
- Purpose build flat
- Central location
- Gas central heating
- EPC rating: B / council tax band: D

Centrally located is this one double bedroom purpose built flat offered for sale with no upper chain. The property benefits from gas central heating, double glazing, and lift access.



Council Tax Band: D





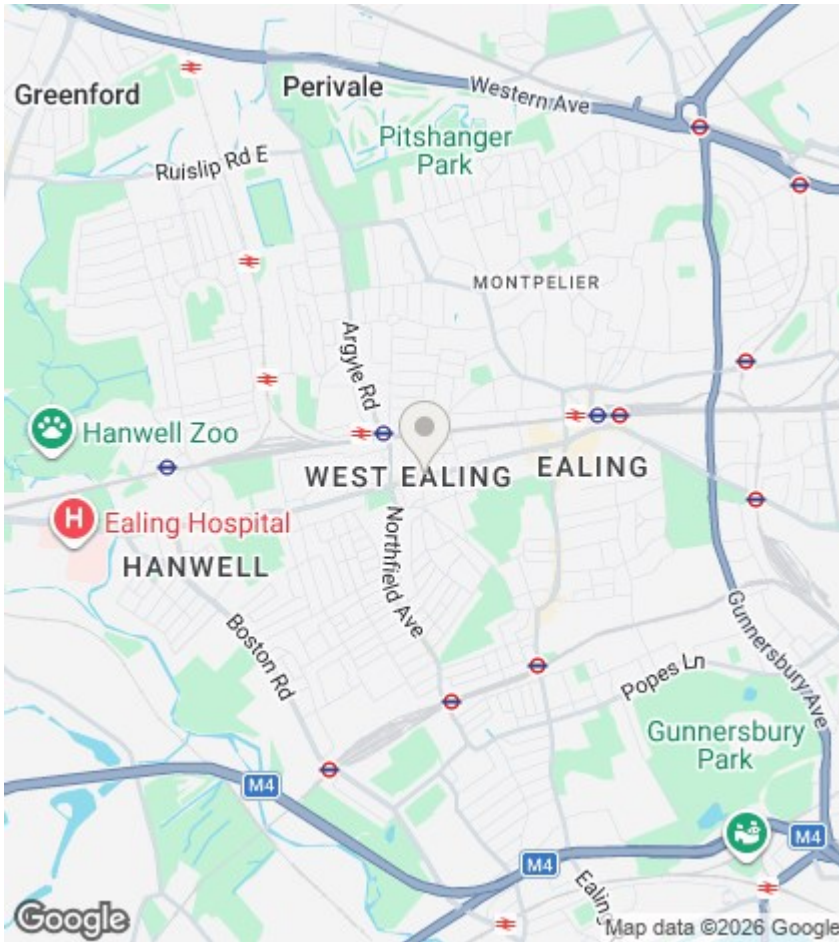
THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 516 SQ FT

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.

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## Directions

## Viewings

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

## EPC Rating:

B

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