

# Rolfe East



Evreham Road, Iver, SL0 0BF

£499,950

- Part Exchange Considered
- Looking over Green Belt
- Communal gardens
- Furniture package available
- Walking distance to Iver Village
- 999 year lease from 2023

Buildings 1 and 2

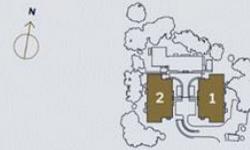
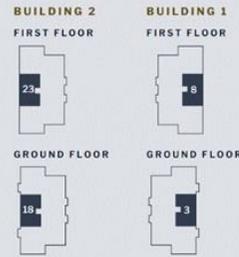
GROUND FLOOR  
**No's 3 & 18**

FIRST FLOOR  
**No's 8 & 23**

**2 BEDROOM APARTMENT**  
**94.30 SQ M / 1015 SQ FT**

Floor Dimensions

Kitchen/Dining/Living	7.68m x 5.77m	25' 2" x 18' 11"
Principal Bedroom	3.39m x 3.10m	11' 1" x 10' 2"
Bedroom 2	3.10m x 2.77m	10' 2" x 9' 1"



Floor plan shown is No. 3 and has a terrace. Upper floor apartments have balconies that vary in size. Please see the website for full details. Floor plans are indicative and are subject to change. Measurements are approximate and floor plans may not be proportionally scaled.

## Viewings

Viewings by arrangement only.  
Call 020 8579 4080 to make an appointment.

## Council Tax Band

D

## EPC Rating:

B

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	