

# Rolfe East



Cleveley Crescent, W5

£375,000

- Two double bedrooms
- Good condition throughout
- 10 minutes walk to Hanger Lane Station
- No upper chain
- Two bath/shower rooms
- Off street parking
- Double glazed windows and gas central heating
- EPC rating: D / council tax band: C

A bright and spacious two double bedroom / two bathroom upper floor flat offered for sale with a long lease and no upper chain. The property is located just 10 minutes walk to Hanger Lane central Line Station and also enjoys off street parking.

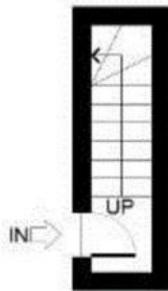


Council Tax Band: C





SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 195 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 31 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 421 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 647 SQ FT/ 60 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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## EPC Rating:

D

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	61	
(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	

## Viewings

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