

# Rolfe East



Pitshanger Lane, W5

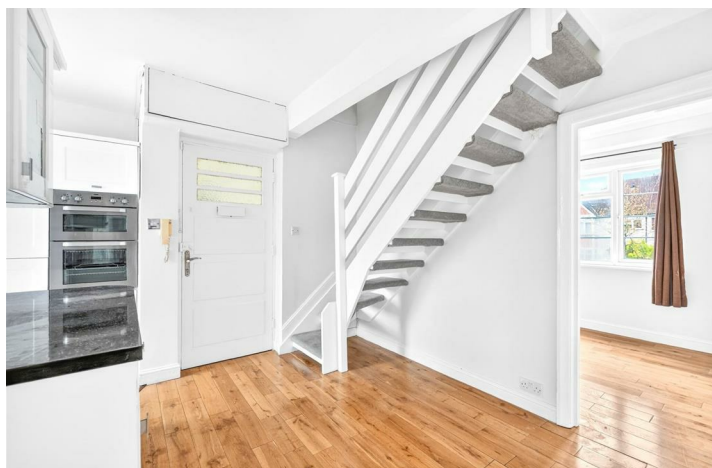
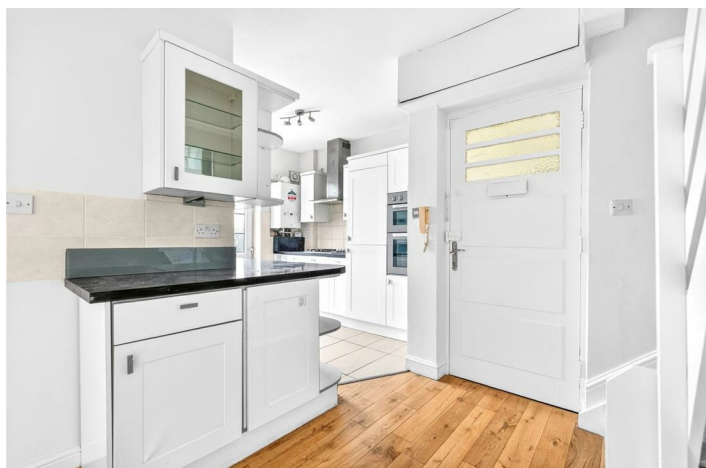
£535,000

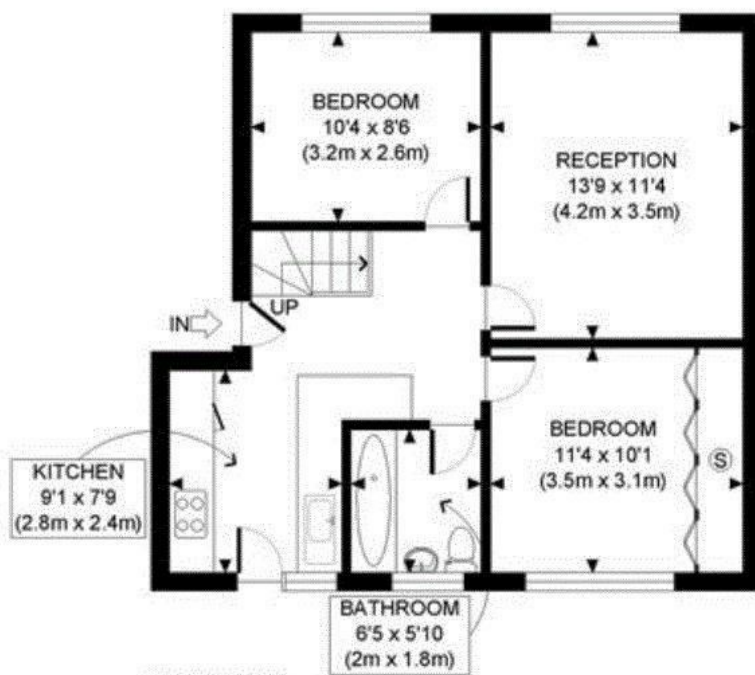
- Pitshanger Village
- Three Bedrooms
- First and Second Floor
- Good Transport Links Nearby
- Duplex Apartment
- Two Bathrooms (One En-Suite)
- Close to Local Amenities

Set in the heart of the Pitshanger conservation area is this distinctive three bedroom duplex apartment is perfectly designed to accommodate the modern family. The property is offered for sale with no upper chain and the accommodation includes a contemporary kitchen with a comprehensive range of units, three well proportioned bedrooms and two bath/shower rooms one of which is a en-suite. The area is one of Ealing's most sought after locations due to being serviced by multiple bus routes and it mix of independent artisan shops, bakeries and restaurants bringing a village feel to a suburban environment. To arrange your viewing, please contact Rolfe East on 020 8567 2242.

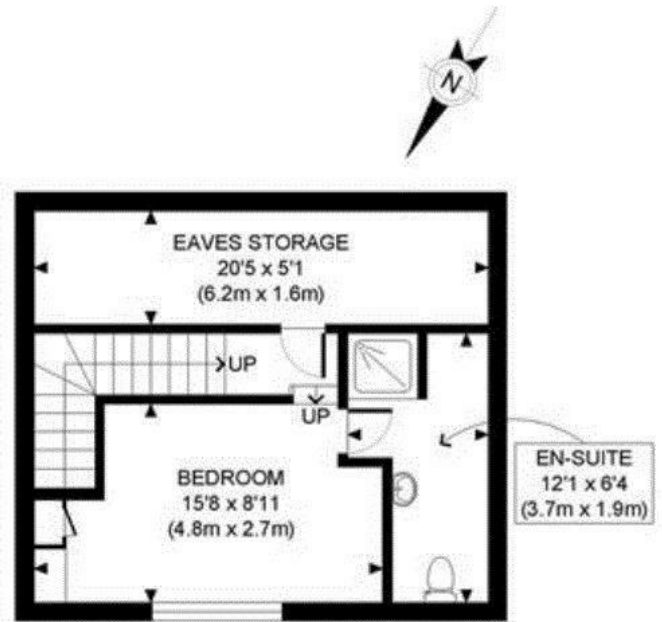
 3  2  1  D

Council Tax Band: E





**FIRST FLOOR**  
 GROSS INTERNAL  
 FLOOR AREA 569 SQ FT



**SECOND FLOOR**  
 GROSS INTERNAL  
 FLOOR AREA WITH EAVES STORAGE 359 SQ FT  
 FLOOR AREA WITHOUT EAVES STORAGE 247 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 928 SQ FT/ 86 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 816 SQ FT/ 76 SQM

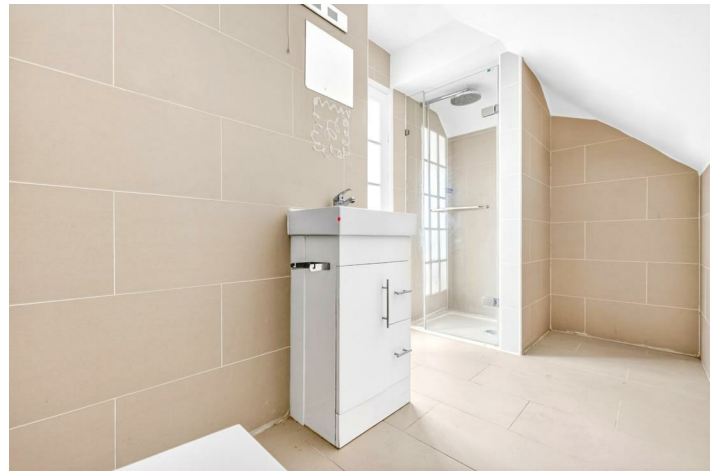
## PROPERTY PHOTO PLANS .CO.UK

ONE STOP SHOP FOR PROPERTY MARKETING

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.







## EPC Rating:

| Energy Efficiency Rating                    |          | Current                    | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs |          |                            |           |
| (92 plus)                                   | <b>A</b> |                            |           |
| (81-91)                                     | <b>B</b> |                            |           |
| (69-80)                                     | <b>C</b> |                            |           |
| (55-68)                                     | <b>D</b> | <b>63</b>                  | <b>70</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<br>2002/91/EC |           |

## Viewings

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