

# Rolfe East



## Little Ealing Lane, W5

£2,800 pcm

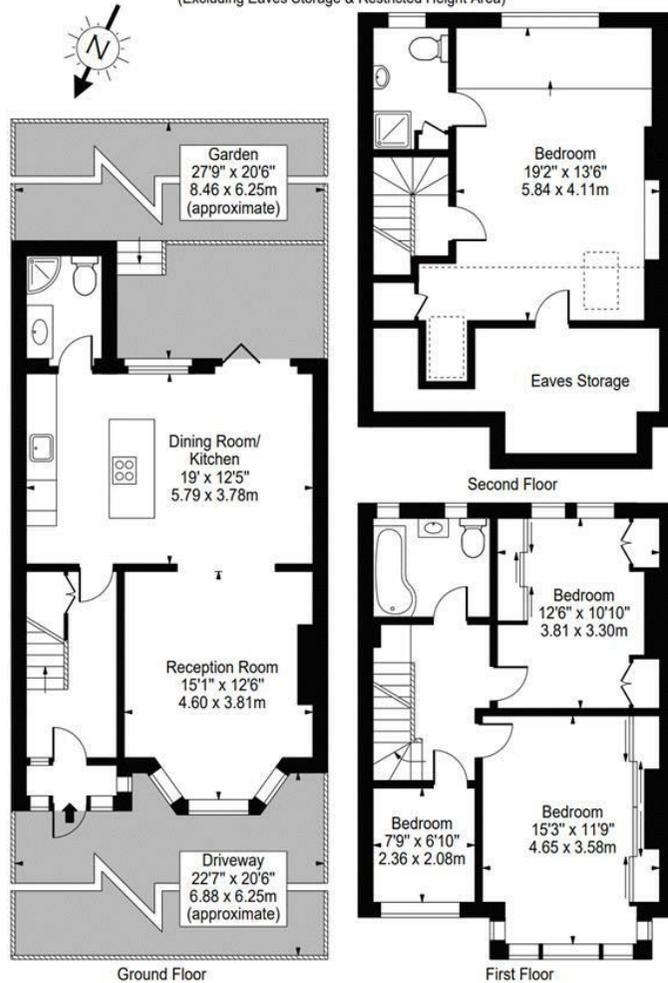
- FOUR BEDROOM FAMILY HOME
- OFF STREET PARKING
- LOVELY REAR GARDEN
- LITTLE EALING PRIMARY SCHOOL CATCHMENT
- AVAILABLE END OF JANUARY
- UNFURNISHED
- THREE BATHROOMS
- CLOSE TO NORTHFIELDS' SHOPS AND TUBE STATION

289 Northfield Avenue, Ealing, W5 4XB  
020 8579 1111

northfieldslettings@rolfe-east.com  
<https://www.rolfe-east.com/>

### Little Ealing Lane, W5

Approx. Total Internal Area 1554 Sq Ft - 144.37 Sq M  
 (Including Eaves Storage & Restricted Height Area)  
 Approx. Gross Internal Area 1351 Sq Ft - 125.51 Sq M  
 (Excluding Eaves Storage & Restricted Height Area)



For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

### Viewings

Viewings by arrangement only.  
 Call 020 8579 1111 to make an appointment.

### Council Tax Band

E

### EPC Rating:

E

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>			<b>75</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>	<b>49</b>		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	