

Rolfe East



Cedar Grove, Ealing, W5 4AS.

Asking Price: £399,950 Leasehold

- Quarter of a mile from South Ealing Station
- Private front and rear gardens
- Kitchen/Diner
- Two double bedrooms
- Parking
- Spacious Lounge

A lovely two double bedroom ground floor maisonette, with front and rear gardens and parking, well positioned for multiple tube and bus links.

Well presented, this property boasts well proportioned rooms with accommodation comprising a welcoming hallway, a light and bright lounge, a spacious kitchen/dining room, two double bedrooms and a family bath/shower room. Outside, there are lovely private gardens to both the front and rear, with the rear being of a sunny west facing aspect. There is also off road parking too!

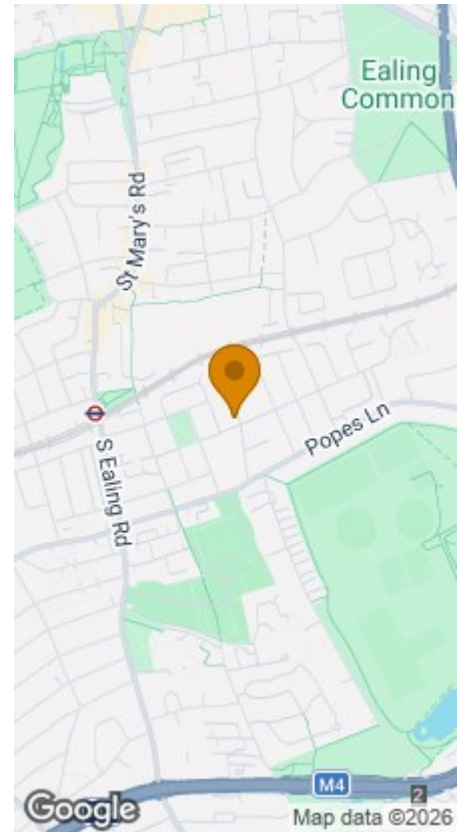
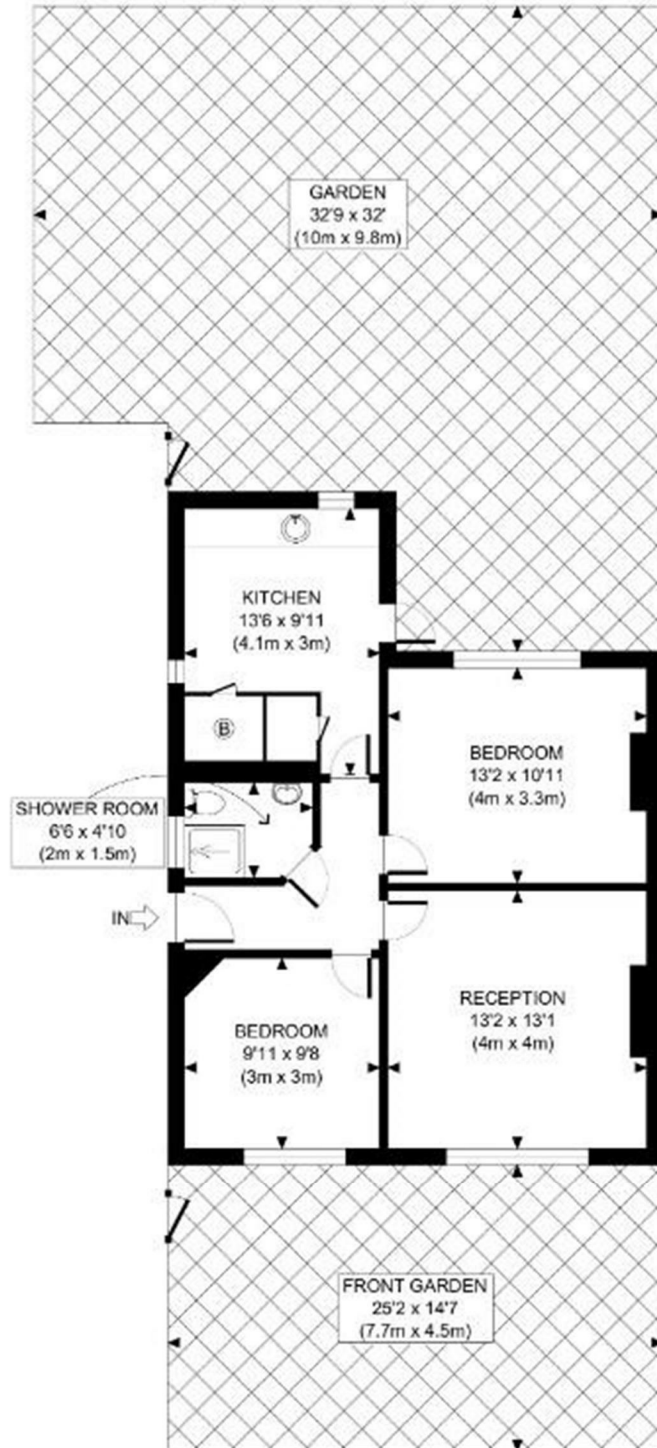
Cedar Grove is located very close to South Ealing underground station (Piccadilly Line) and near the beautiful open spaces of Gunnersbury Park. Nearby sought after schools include Little Ealing, Grange & Mount Carmel Primary Schools as well as Ealing Fields High School. South Ealing Road offers a variety of shops including Sainsbury's, The Co-Op and Costa Coffee as well as buses to Ealing Broadway, with its connection onto the Elizabeth Line, Kew Gardens and Richmond & Kingston.



Council Tax Band: C







| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 654 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 654 SQ FT/ 61 SQM



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.

PROPERTY PHOTO PLANS
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