

# Rolfe East



Cleveley Crescent, W5

£375,000

- Split Level Apartment
- Two Bathrooms
- Double Glazed Windows
- Excellent Transport Links Nearby
- Two Double Bedrooms
- Off Street Parking
- Gas Central Heating
- Long Lease

A bright and spacious two double bedroom, two bathroom split level flat with off street parking and a long lease. The property is located approximately 10 minutes walk to Hanger Lane station (Central line), and the amenities of Abbey Parade. Local bus routes 112, 226, and 483 serve Ealing Broadway, Wembley, Harrow, Brent Cross, Golders Green and North Finchley. Please contact Rolfe East on 020 8567 2242 to arrange your viewing.



Council Tax Band: C





**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.