

# Rolfe East



## Walpole Close, Ealing, W13 9QG

- Immediate exchange of contracts available
- Studio apartment
- Close to tube stations
- Stunning location
- Being sold via 'Secure Sale'
- Chain free sale
- Long Lease

Starting Auction Bid: Auction Guide £205,000

Household

- Own private entrance
- Moments from the gates of Lammas Park
- Reasonable service charges

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

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

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £205,000.

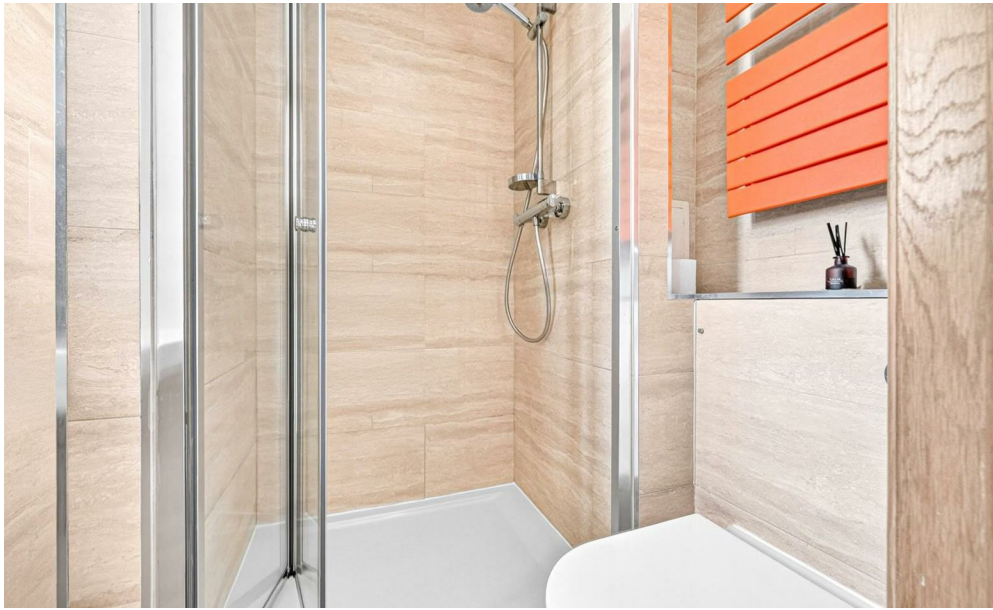
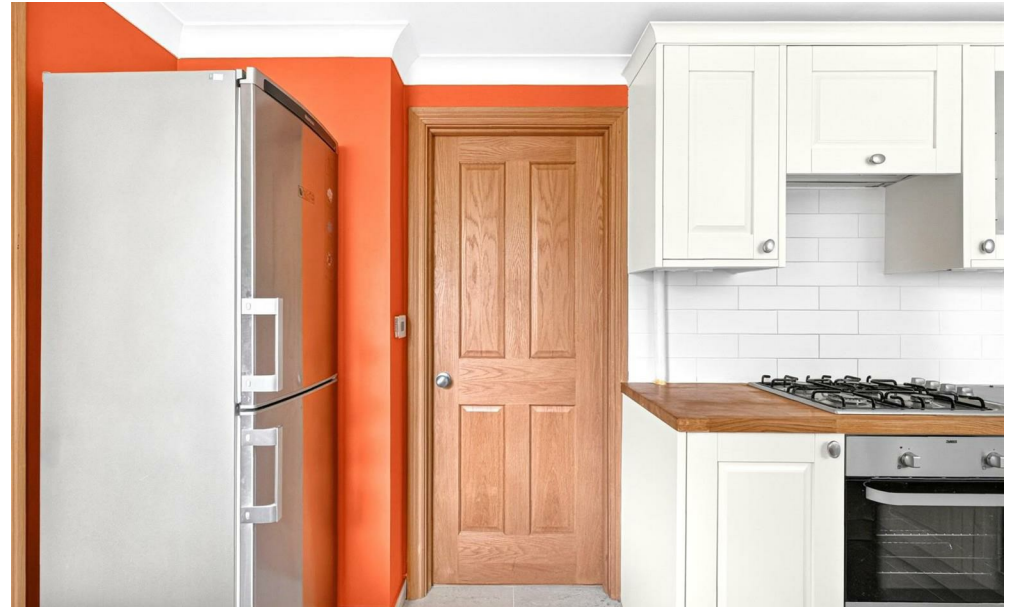
This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A superbly presented ground floor studio apartment located on Walpole Close in Ealing. Spanning an efficient 336 square feet, this charming and well located flat is perfect for those seeking a modern and convenient living space.

This property is offered for sale chain-free, providing a straightforward purchasing process for prospective buyers. The property features a well-designed reception room that seamlessly integrates with the sleeping area, complete with a practical king size Murphy bed that allows for flexible use of space. The kitchen and bathroom have both been refurbished and are well appointed, ensuring comfort and functionality for everyday living. The property has its own private entrance and leads straight out to well kept communal gardens, perfect on a summer's evening. There is also a useful shed which could be used to store bikes.

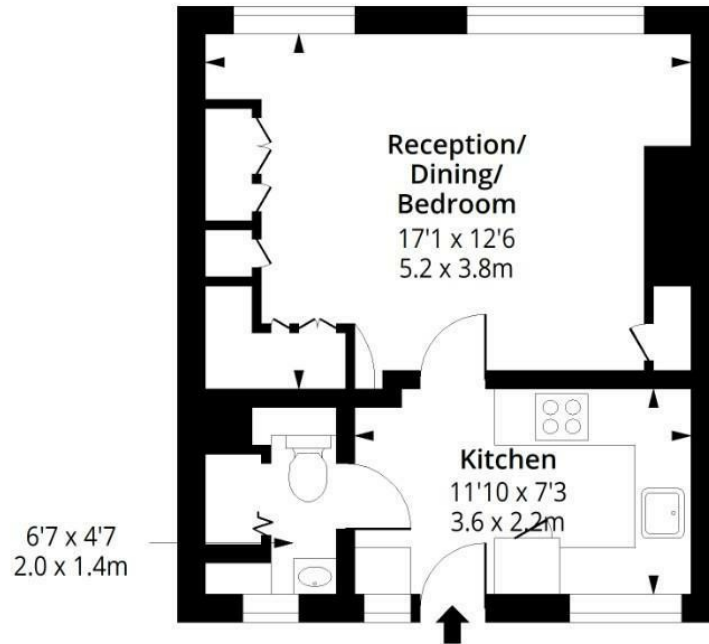
One of the standout features of this apartment is its prime location. It is conveniently situated for easy access to Northfields, South Ealing (Piccadilly lines), and Ealing Broadway (Elizabeth, District, Central and Mainline) stations, making commuting a breeze. Additionally, you will find yourself just moments away from the beautiful gates of Lammas Park, offering a lovely green space for leisurely strolls or outdoor activities. Whether you are a first-time buyer, an investor, or someone looking for a pied-a-terre, this studio apartment presents an excellent opportunity to own a piece of London living in a desirable area.





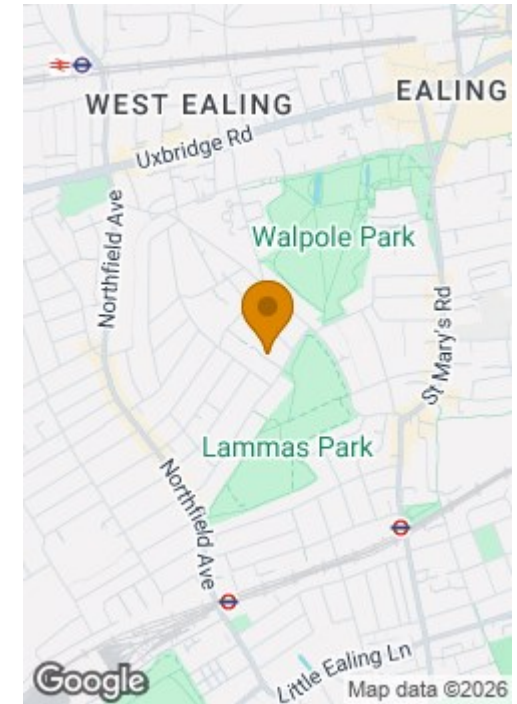
# Walpole Close W13

Approx. Gross Internal Area 336 Sq Ft - 31.21 Sq M



## Ground Floor

Floor Area 336 Sq Ft - 31.21 Sq M



### 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>	<b>77</b>
(55-68) <b>D</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 2002/91/EC	



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 16/6/2026