

# Rolfe East



Grange Park, Ealing, W5 3PR

£649,999

- Two double bedrooms
- Ealing Common Conservation
- Stylish interior design
- EPC rating: C / council tax band: E
- Beautiful refurbished property
- Large private garden with secluded patio
- New kitchen and bathroom
- Share of freehold

A simply stunning two double bedroom garden flat having undergone a comprehensive refurbishment and remodelling with interiors and design at their forefront. Located within this most sought after Ealing Common conservation area this beautiful home comes with the added features of a large and fully tiled bathroom with a contemporary take on the rolled top bathtub, and a separate shower, newly fitted kitchen opening into the reception room, both with direct garden access, and a large private rear garden with a secluded patio perfect for alfresco dining.

2  1  1   C

Council Tax Band: E





LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 746 SQ FT

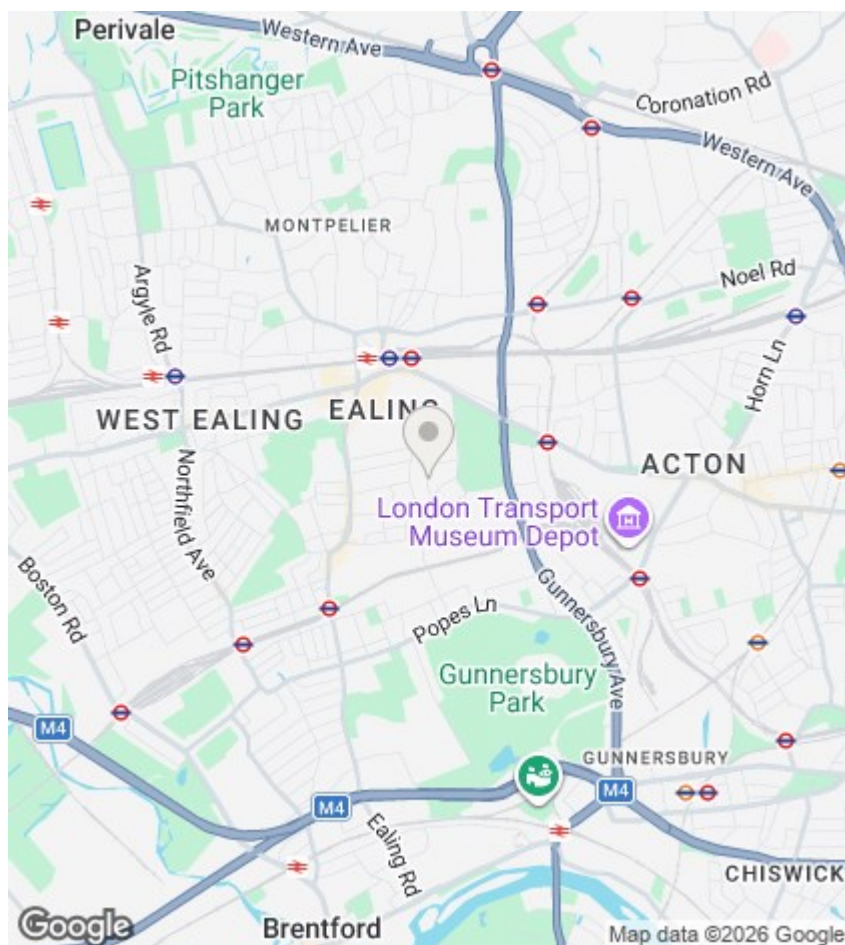


APPROX. GROSS INTERNAL FLOOR AREA: 746 SQ FT/ 69 SQM

**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.

## Directions



## Viewings

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

## EPC Rating:

C

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	79
(55-68) <b>D</b>		
(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	