

# Rolfe East



Aberfoyle Road, London, SW16 5AA

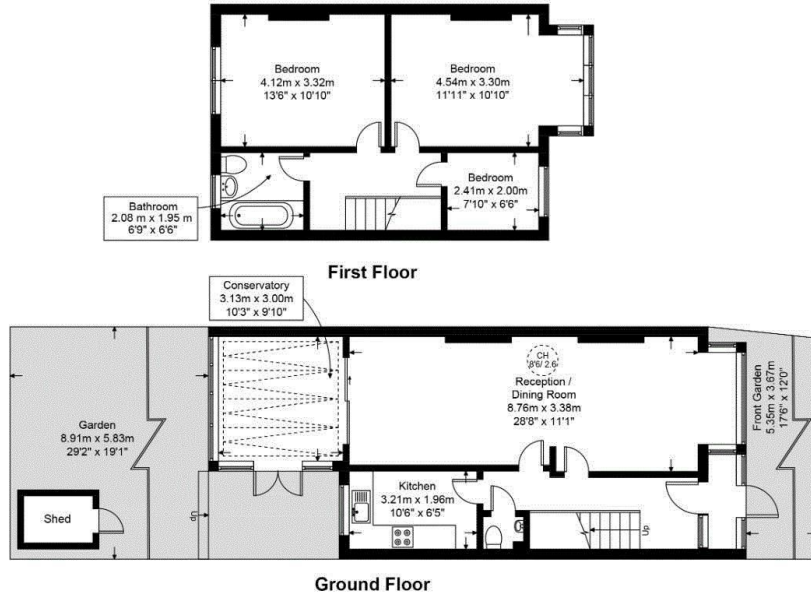
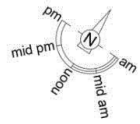
£550,000

- Three Bed Family Home
- Private Front & Rear Gardens
- Potential to Extend S.T.P.P.
- Vacant Possession
- Conservatory
- Good Location

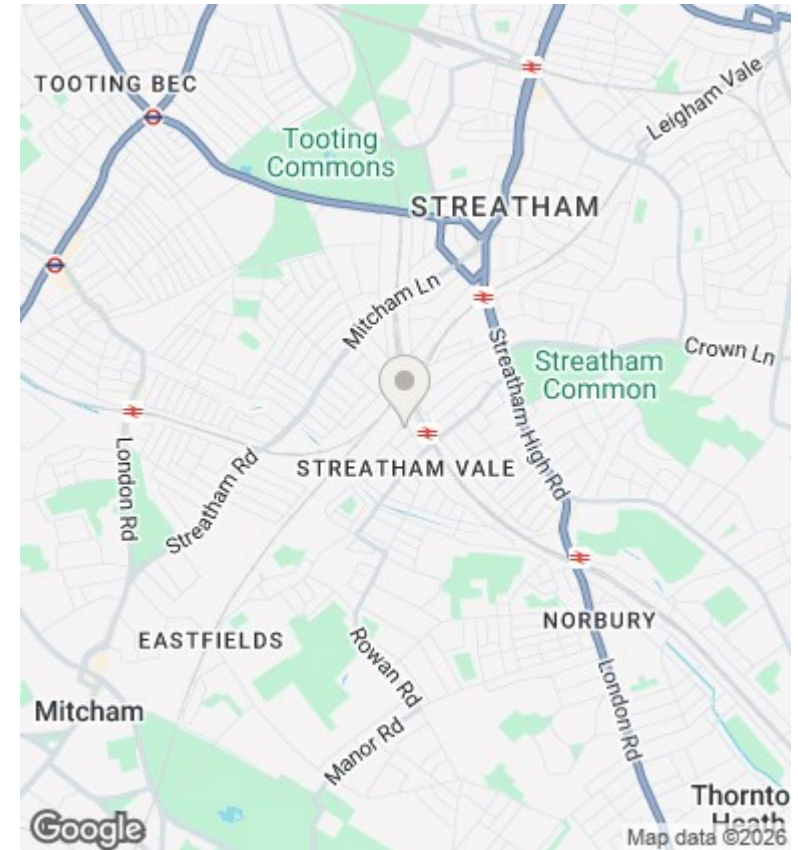
289 Northfield Avenue, Ealing, W5 4XB  
020 8579 1111

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

Approximate Gross Internal Area = 1157 sq ft / 107.5 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



## Directions

## Viewings

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

## Council Tax Band

C

## 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>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(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	