

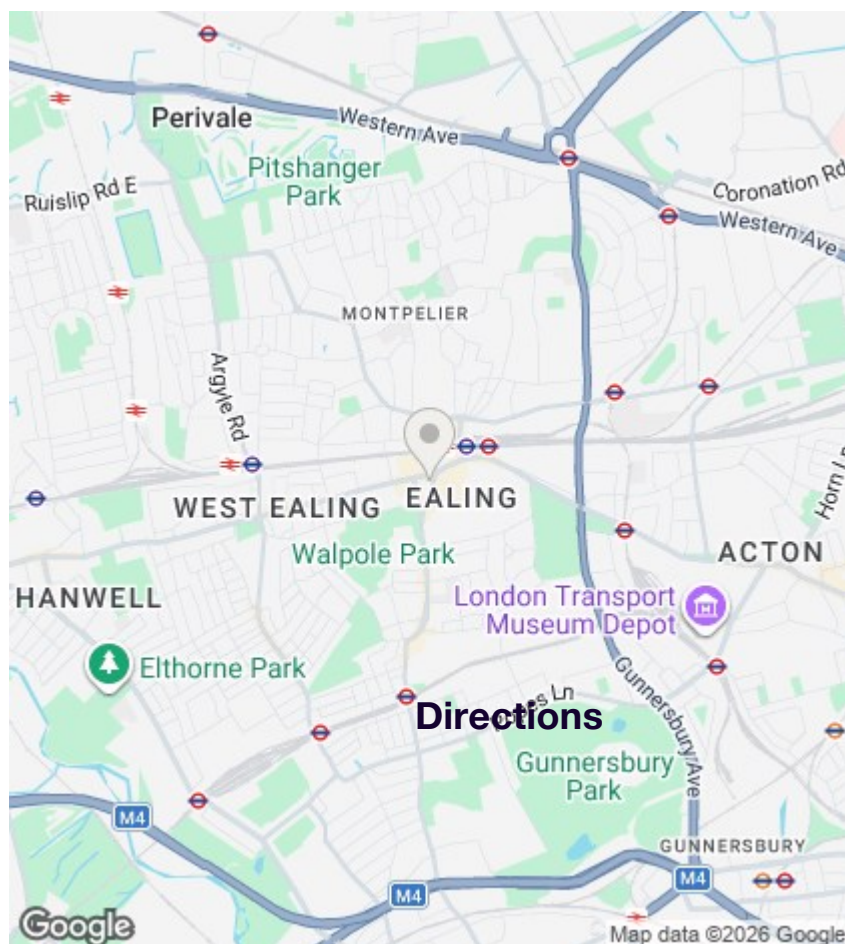
# Rolfe East



## New Broadway, Ealing, W5 5AW

£1,200 pcm

- Second floor studio flat
- Modern kitchenette equipped for effortless urban living
- Unrivalled access to the Elizabeth Line for rapid transport across London
- Cosmopolitan lifestyle surrounded by vibrant retail and dining options
- Sleek open-plan interiors designed for light-filled living
- Refined bathroom finishes with contemporary fittings
- Short stroll to leafy green spaces at Walpole Park and Haven Green
- Rental price of £1,200 PCM



## Viewings

Viewings by arrangement only. Call 020 8840 7707 to make an appointment.

**EPC Rating:**<sup>D</sup>

### 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>                            | 76                                                                                                            | 81        |
| (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  |           |

