

# Rolfe East



Hanger Lane, Ealing, W5 3HJ

£625,000

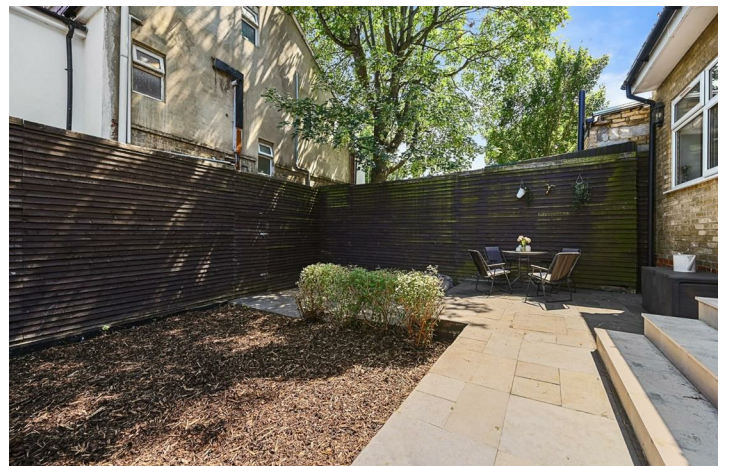
- Two double bedrooms
- Two bath/shower rooms
- Share of freehold
- No upper chain
- Private rear garden
- Ground floor flat
- Gas central heating and double glazing
- EPC Rating: C / council tax band: E

# 30 Hanger Lane, Ealing W5 3HJ

A beautiful garden flat presented in an excellent condition throughout and featuring two double bedrooms and two bath/shower rooms. Conveniently located for both Ealing Broadway and North Ealing stations this property is being sold with no upper chain and is finished to a very high and luxurious standard.



Council Tax Band: E



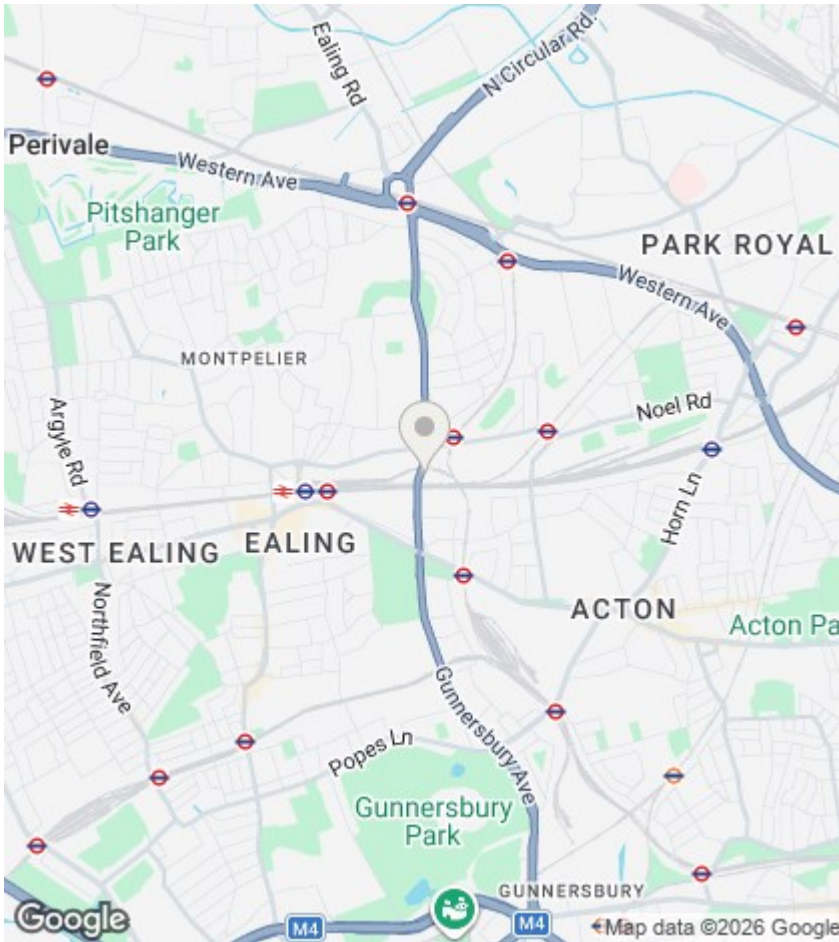


GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 873 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 873 SQ FT/ 81 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	