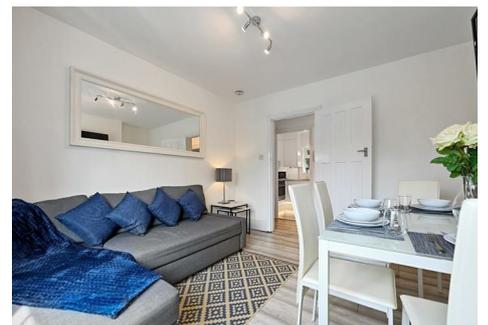


Rolfe East



Rosebank Gardens, W3

Guide Price £349,950

- Two-bedroom first floor apartment
- 4-minute walk to Acton Main Line (Elizabeth Line)
- Modern fitted kitchen
- Chain free
- Street parking available via resident permit
- Approx. 57 sqm internal space
- Bright reception room with space for living and dining
- Quiet residential locatio
- Estimated rental income £2,000–£2,200 pcm (£24,000–£26,400 per year)
- Close to restaurants, supermarkets and local amenities

A bright and well-presented two-bedroom first floor apartment ideally located just a four-minute walk from Acton Main Line station (Elizabeth Line), providing fast connections to Paddington in approximately 8 minutes, Bond Street in around 15 minutes and Heathrow Airport in approximately 30 minutes.

The property offers approximately 57 sqm (613 sq ft) of well-proportioned internal space and benefits from excellent natural light throughout. The accommodation comprises a spacious reception room with space for both living and dining, a modern fitted kitchen, two comfortable double bedrooms and a well-sized bathroom.

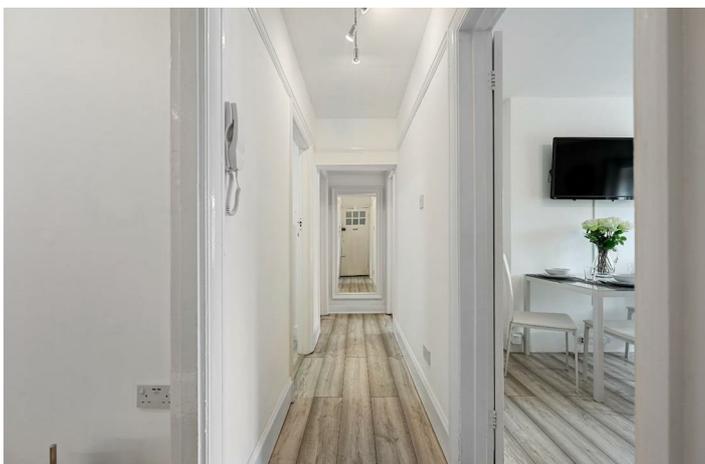
Rosebank Gardens is a quiet residential road in the heart of Acton, conveniently positioned within easy reach of North Acton station (Central Line) as well as a wide range of local amenities including cafés, restaurants, supermarkets and everyday conveniences. Offered chain-free, the property represents an excellent opportunity for first-time buyers, professionals or investors seeking a well-located London apartment with strong rental demand.

Estimated rental income £2,000–£2,200 per calendar month (£24,000–£26,400 per year).

The property benefits from a long lease, reasonable service charge and no ground rent, further enhancing its appeal as both a home and investment.

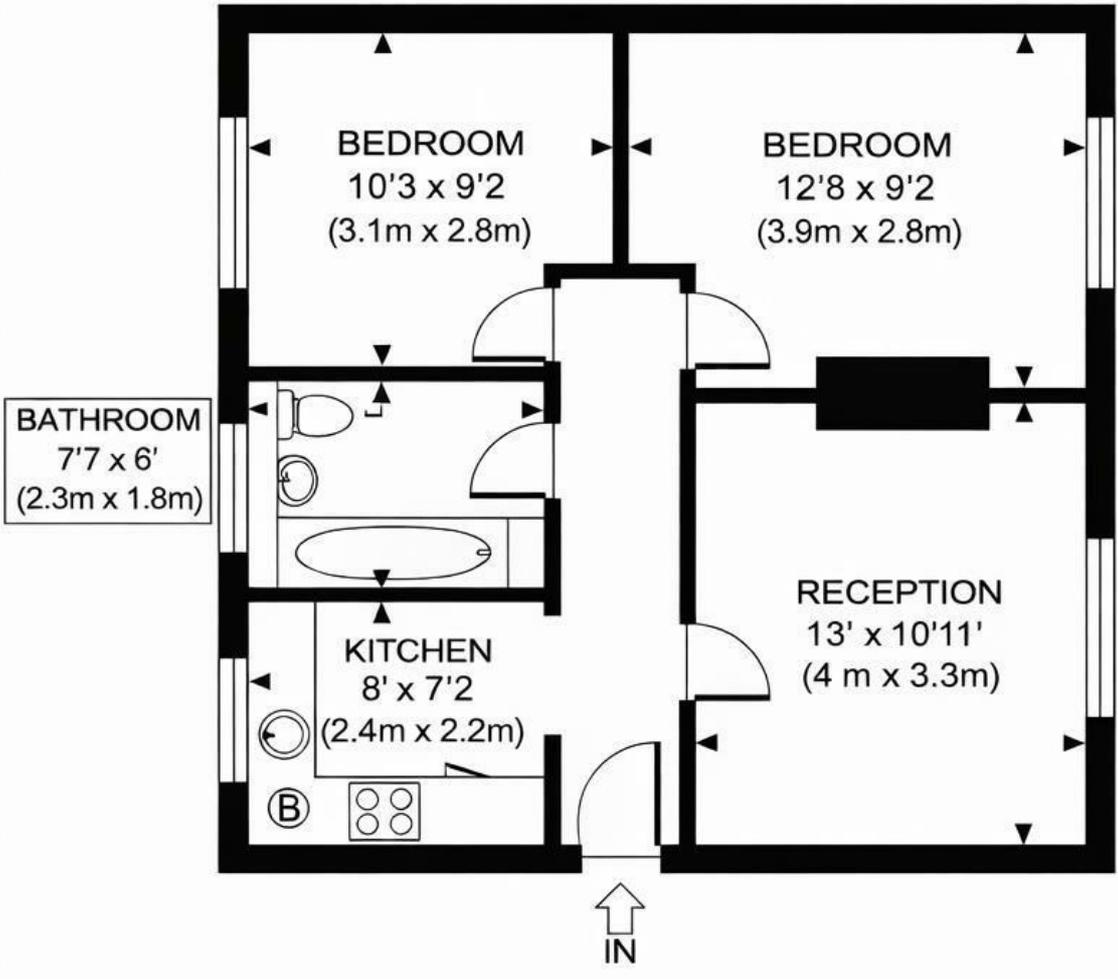


Council Tax Band: C





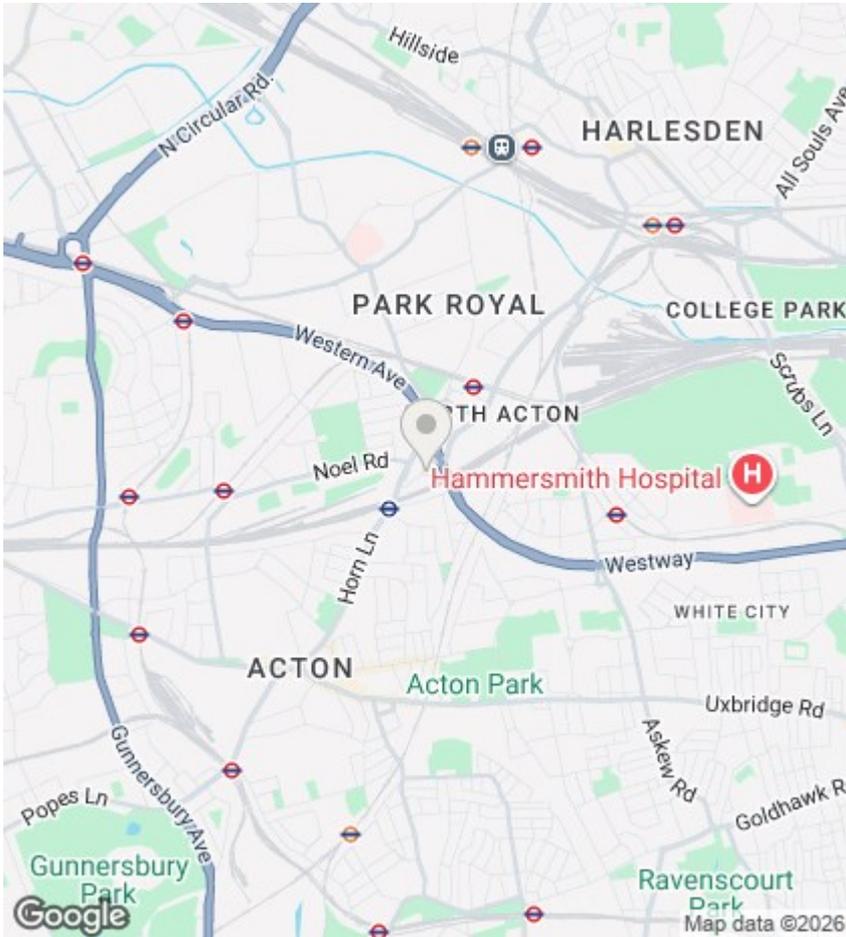




FIRST FLOOR

GROSS INTERNAL FLOOR AREA: 613 SQ FT / 57 SQM

Directions



Viewings

Viewings by arrangement only.
Call 020 8993 7755 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	73	79
(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	