

# Rolfe East



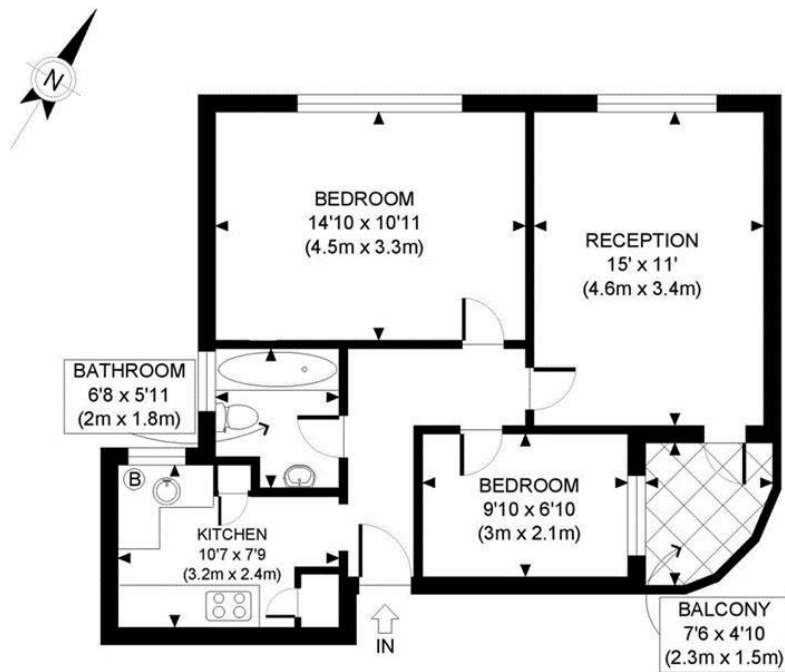
Bollo Lane, W3

Offers In Excess Of £350,000

- Two bedrooms
- Balcony
- No chain
- Share of freehold
- Lift access
- Second floor
- Acton Town Tube (Piccadilly and District line) a stones throw away

66 High Street, W3 6LE  
020 8993 7755

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



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 587 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 587 SQ FT/ 55 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.

PROPERTY PHOTO PLANS  
THE STOP, SHOP AND PROCEED INITIATIVE

## Viewings

Viewings by arrangement only.  
Call 020 8993 7755 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C

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>	74	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	