

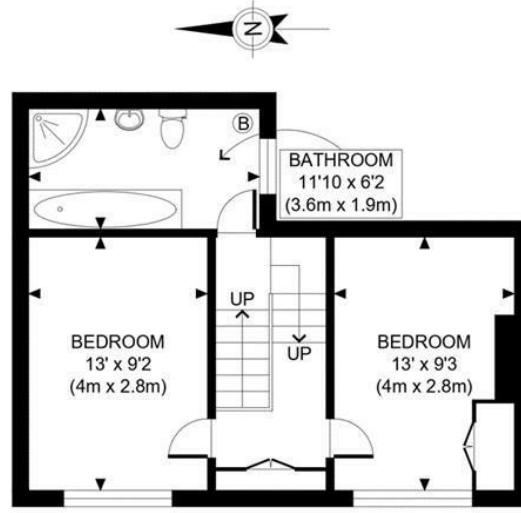
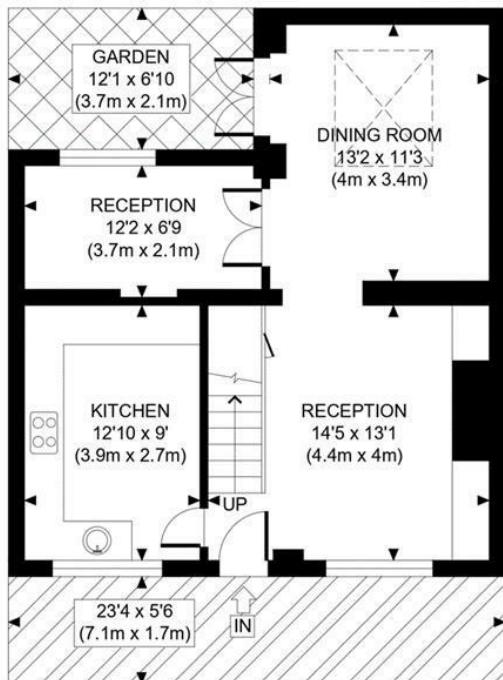
# Rolfe East



Melina Road, W12

£745,000

- Attractive period house on a quiet street
- Spacious bedrooms with good storage
- Bright double reception with original features
- Excellent transport links (H&C, Circle, Central, Overground)
- Modern kitchen/diner leading to private garden
- Close to Westfield shopping centre and local amenities



APPROX. GROSS INTERNAL FLOOR AREA: 966 SQ FT/ 90 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.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

66 High Street, W3 6LE  
020 8993 7755

## Viewings

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

## Council Tax Band

E

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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