

# Rolfe East



Creswick Road, Acton, W3 9HB

Guide Price £399,000

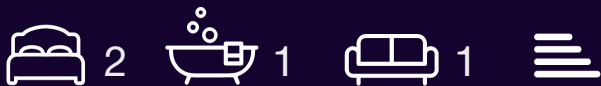
- Two Double Bedrooms
- Communal Garden
- Excellent location
- Residents parking
- Long lease
- Bright and spacious
- Private outside storage shed
- No chain



# Flat 34, Edendale Creswick Road, Acton W3 9HB

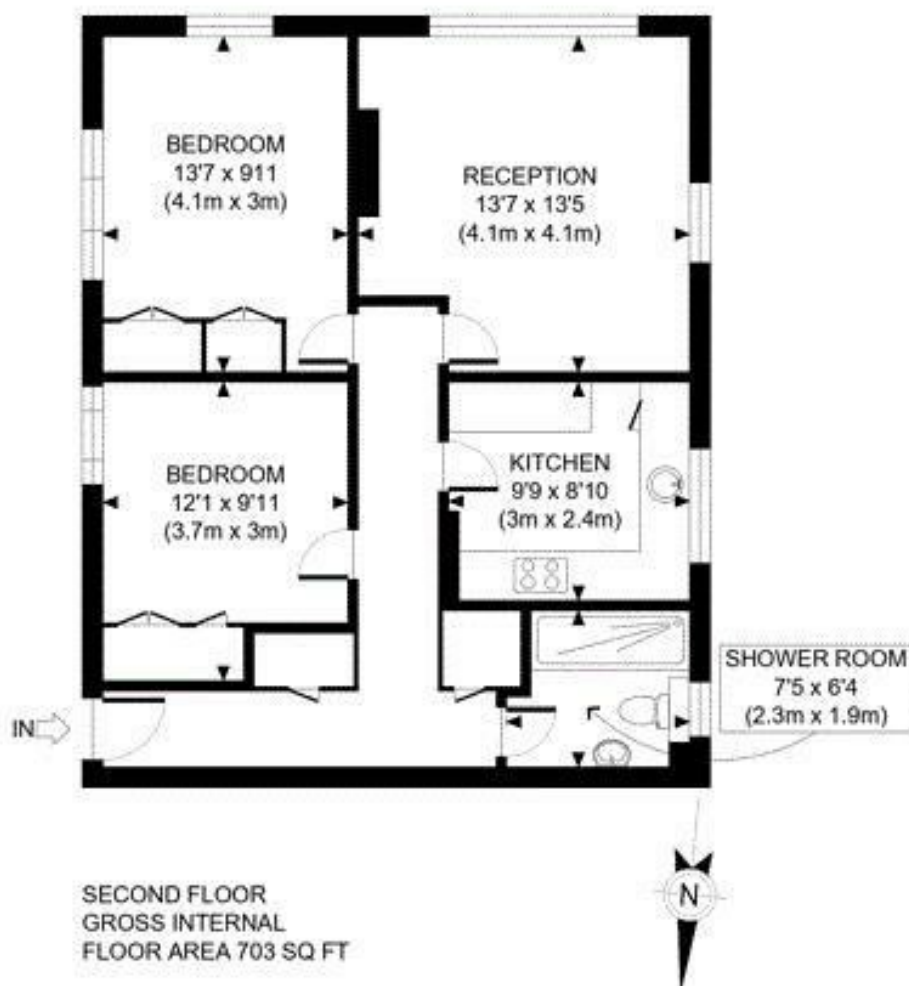
A superb and well presented two bedroom apartment set on a prime residential road in Acton. The property consists of a bright and spacious reception room, a separate fully fitted kitchen, two bedrooms, and a modern bathroom. Further benefits include a long lease, residents parking and a communal garden area, with access to a private storage area. CHAIN FREE!

Creswick Road is ideally located for the green open space of Springfield Gardens, and the amenities of Horn Lane. Further shops, cafes, and restaurants can be found on Churchfield Road, and Acton High street which are within walking distance of the property. Nearby transport facilities include Acton Mainline station (Elizabeth line), West Acton station (Central line), Acton Central station (Mildmay line); and bus routes 266 & 440. To arrange your viewing, please contact Rolfe East on 020 8993 7755.



Council Tax Band: C





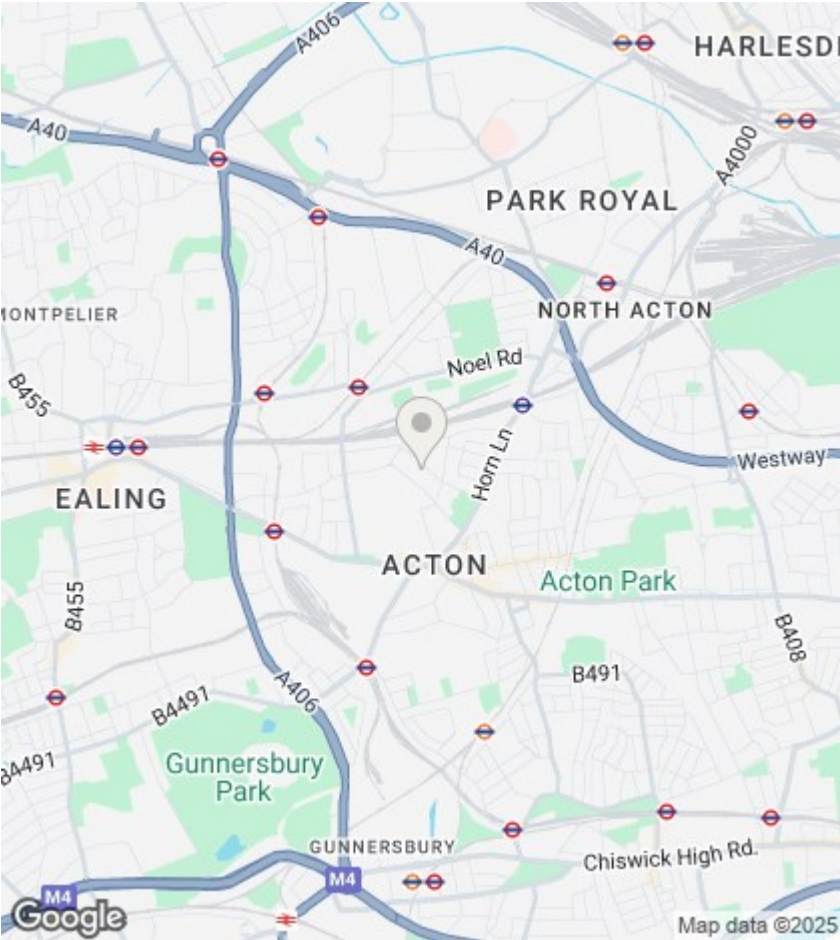
APPROX. GROSS INTERNAL FLOOR AREA: 703 SQ FT/ 65 SQM

**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** COUK  
ALL DATA OBTAINED FROM PROPERTY PHOTO PLANS

## Directions



## Viewings

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

## EPC Rating:

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>		
(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		
England & Wales	EU Directive 2002/91/EC	