Rolfe East







Berrymead Gardens, W3

£349,950

- Share of freehold
- Potential Loft Extension (STPP)
- Convenient for Acton Town tube, Acton Central and Elizabeth Line
- One Double Bedroom
- Walking distance to Churchfield Road and Acton High Street - Shops, Cafés and Amenities
- Excellent Investment Opportunity
- Well-Presented Period Conversion
- Ideal First-Time Purchase
- No Onward Chain

66 High Street, W3 6LE
020 8993 7755

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

SHARE OF FREEHOLD | LOFT EXTENSION POTENTIAL | NO ONWARD CHAIN!

A fantastic opportunity to acquire this well-presented one-bedroom period conversion apartment, which benefits from the added advantage of the freehold and exciting potential to extend into the loft, subject to obtaining the necessary planning permissions.

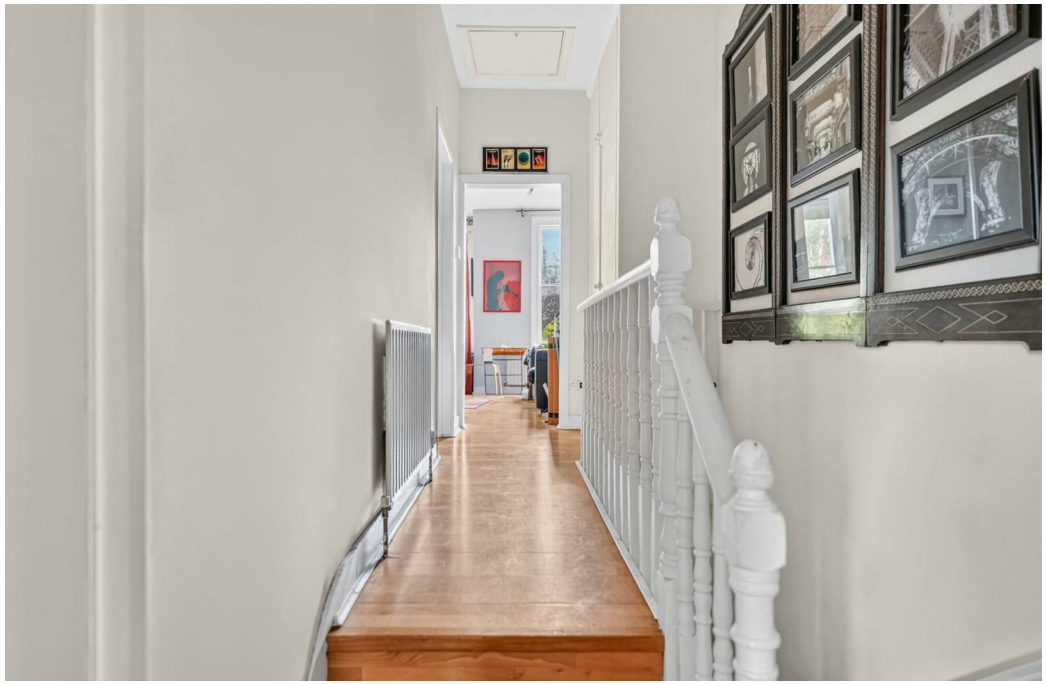
Ideally positioned for convenient access to Acton Town, Acton Central and the Elizabeth Line, the property is also within easy reach of the vibrant shops, cafés and amenities along Churchfield Road. The area further benefits from a selection of highly regarded local schools.

Offering character, convenience and exciting future potential, this property would make an ideal first-time purchase or investment opportunity.

Early viewing is highly recommended to fully appreciate all that this property has to offer. Offered to the market with no onward chain!

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Council Tax Band: D





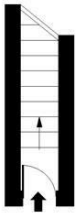






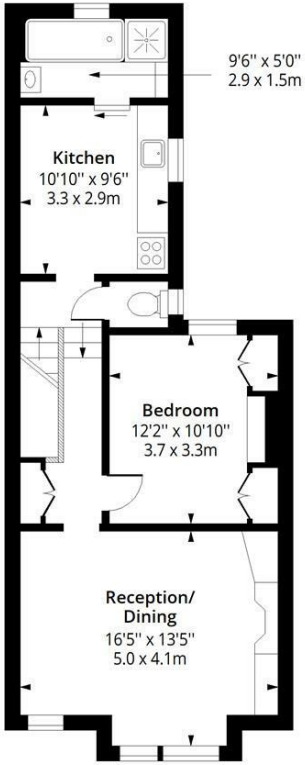
Berrymead Gardens W3

Approx. Gross Internal Area 640 Sq Ft - 59.46 Sq M



Ground Floor

Floor Area 27 Sq Ft - 2.51 Sq M



First Floor

Floor Area 613 Sq Ft - 56.95 Sq M

Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 7/9/2022

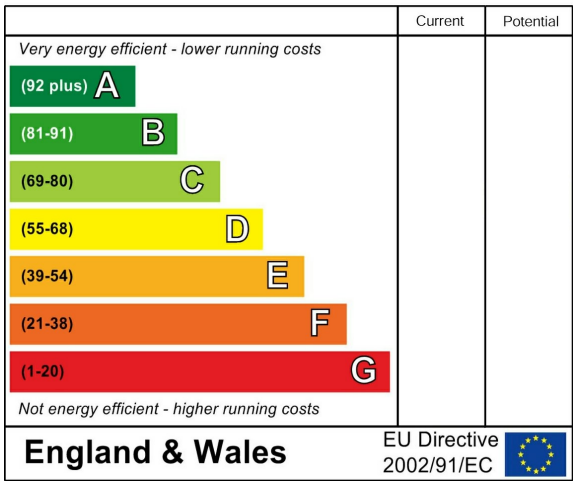
Viewings

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

Council Tax Band

D

Energy Efficiency Rating



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