

# Rolfe East



Lexden Road, W3

£524,000

- Share of freehold
- Two bathrooms
- Well presented throughout
- Fantastic storage
- Split Level Apartment
- Three bedrooms
- Multiple transport links and amenities within walking distance
- No chain

A well presented, three bedroom split level apartment, situated in the heart of Acton. This bright and airy property offers fantastic living space in excess of 900 sq. ft, two bathrooms, fantastic storage space, and a large open plan living kitchen area on the top floor.

Lexden Road, has direct access to the wealth of amenities on Acton High street and the ever-trendy Churchfield Road, as well as being close to Acton Central station (Overground) and Acton Mainline station (Elizabeth line). Various nearby bus routes provide easy access to towns such as Shepherds Bush, White City, South Kensington, Chiswick, Ealing Broadway, and Uxbridge. The large green open space of Gunnersbury Park and Acton Park are a short walk from the property. NO CHAIN.

To arrange your viewing, please contact Rolfe East on 020 8993 7755.

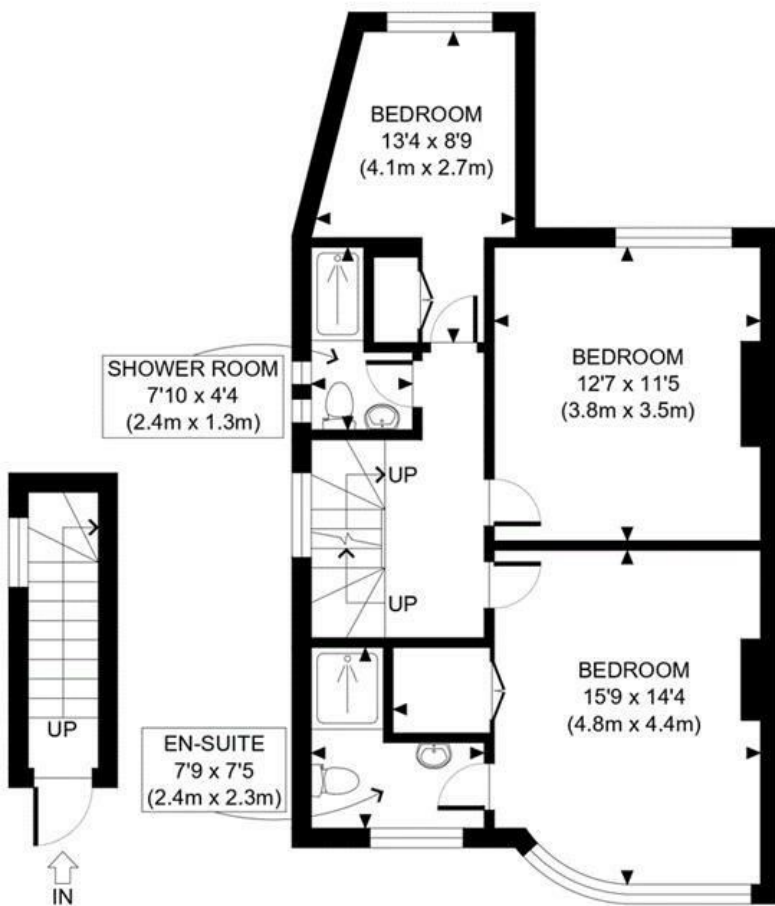


Council Tax Band: D



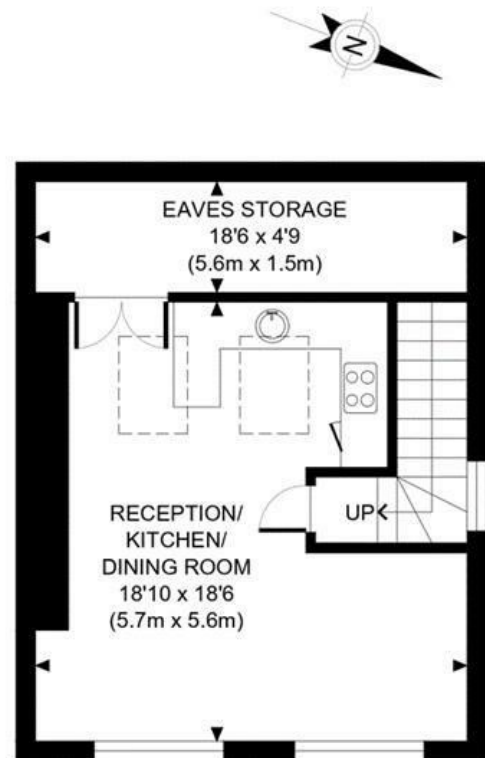






GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 36 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 572 SQ FT



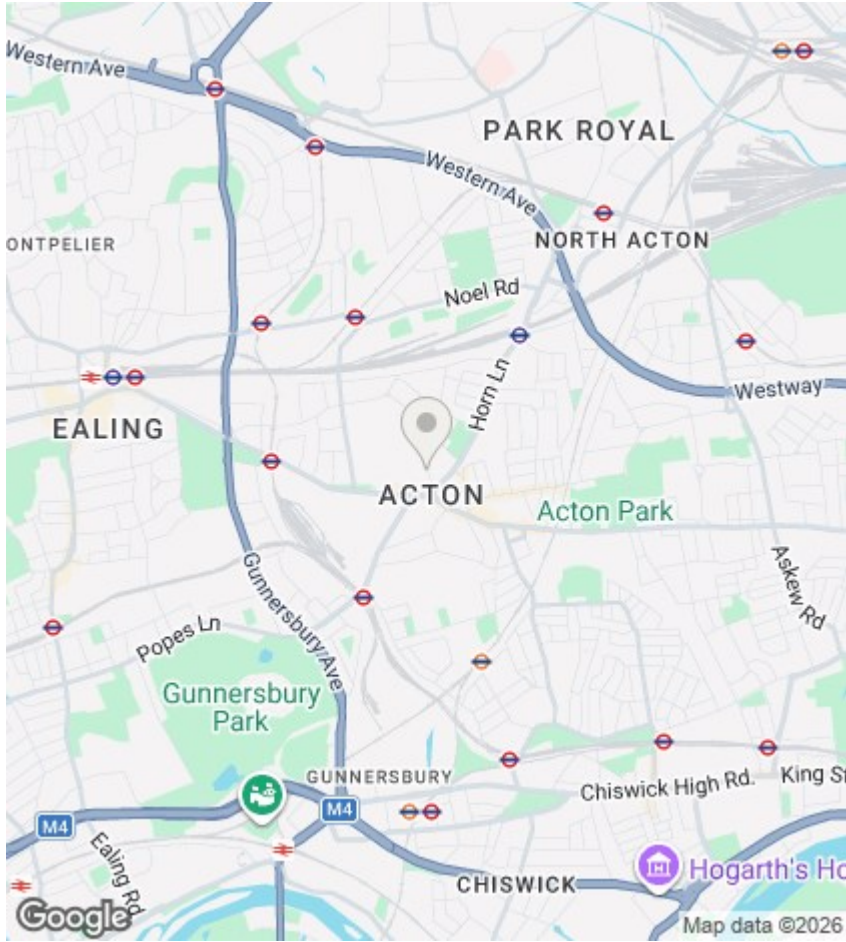
SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH EAVES STORAGE 444 SQ FT  
FLOOR AREA WITHOUT EAVES STORAGE 348 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 1052 SQ FT/ 98 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 956 SQ FT/ 89 SQM

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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.

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>79</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 