

# Rolfe East



Buxton Gardens, W3

£475,000

- Two Large Double Bedrooms
- Excellent Location
- Close To Transport
- Newly Refurbished
- Top Floor
- Long Lease

Located on a quiet, tree-lined street within one of Acton's most desirable neighbourhoods, this beautifully presented, newly refurbished and luxurious two-bedroom top floor apartment is ready to move in. The property offers a thoughtfully designed living space, featuring two generously sized double bedrooms and a bright, spacious open-plan reception area. At the heart of the home is a beautifully crafted modern kitchen with integrated appliances, seamlessly flowing into the dining and living space, ideal for both relaxing and entertaining.

Buxton Gardens is perfectly positioned to enjoy the vibrant amenities of Acton High Street and the ever-popular Churchfield Road, known for its independent cafés, restaurants and local charm. The property also benefits from excellent transport links, with easy access to Ealing Common and West Acton (Central Line), Acton Main Line (Elizabeth Line), Acton Central (Overground), and Acton Town (Piccadilly Line), making commuting into Central London fast and convenient. Residents are well catered for with nearby green spaces, local shops, and leisure facilities including Acton Leisure Centre and the David Lloyd Club, as well as a local cinema within easy reach. Offered to the market with no onward chain, this is an ideal purchase for both homeowners and investors alike.

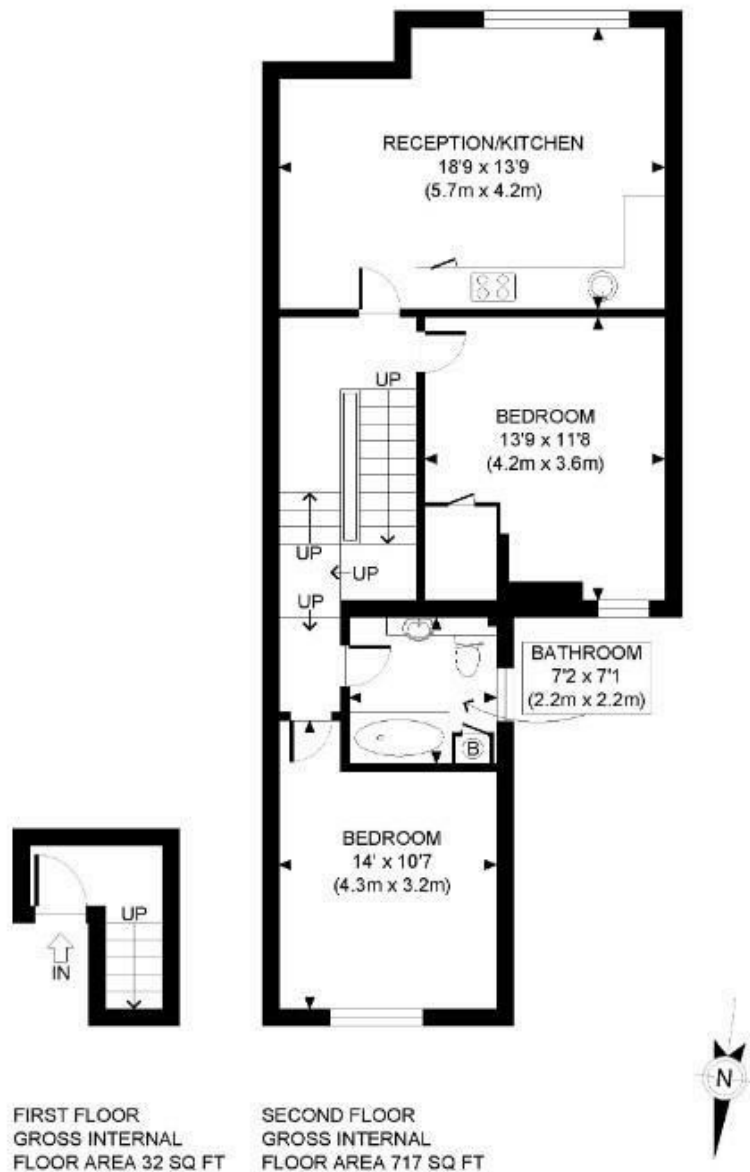
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Council Tax Band: C



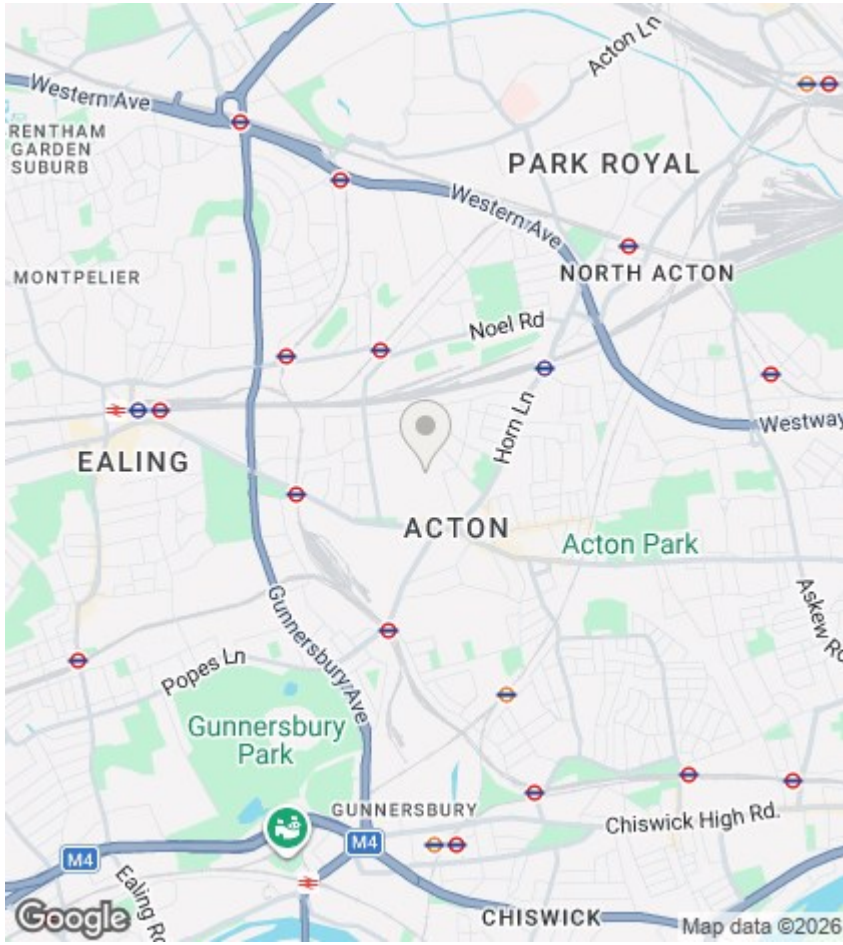






This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 