

# Rolfe East



Avenue Gardens, W3

Guide Price £525,000

- Two Double Bedroom Apartment
- Well Presented
- Excellent Location
- Close to Local Amenities
- Mill Hill Conservation Area
- Potential to extend into the loft S.T.P.P.
- Acton Town Tube Nearby

Set on a quiet tree lined road is this beautiful and well presented two double bedroom apartment. The property benefits from a bright and spacious reception room with fireplace, separate kitchen with space for dining, two double bedrooms, bathroom, and shower room. There is a huge loft potential (subject to gaining the normal planning permission).

Avenue Gardens is located in the Mill Hill Conservation Area, conveniently located to Acton Town station (Piccadilly and District lines). Local bus routes E3 and 70 serve Chiswick, Acton High Street, and Kensington. A range of walkable amenities are available on Gunnersbury Lane, Acton High Street, and Churchfield road. To arrange your appointment, please contact Rolfe East on 020 8993 7755.

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Council Tax Band: D

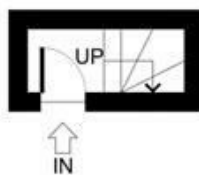
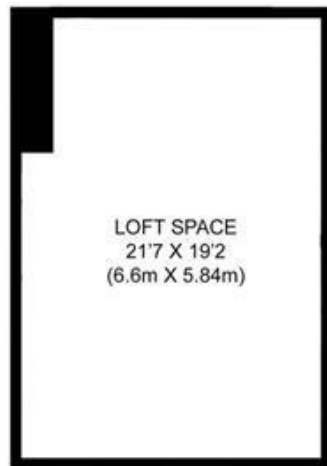












FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 20 SQ FT

SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 840 SQ FT

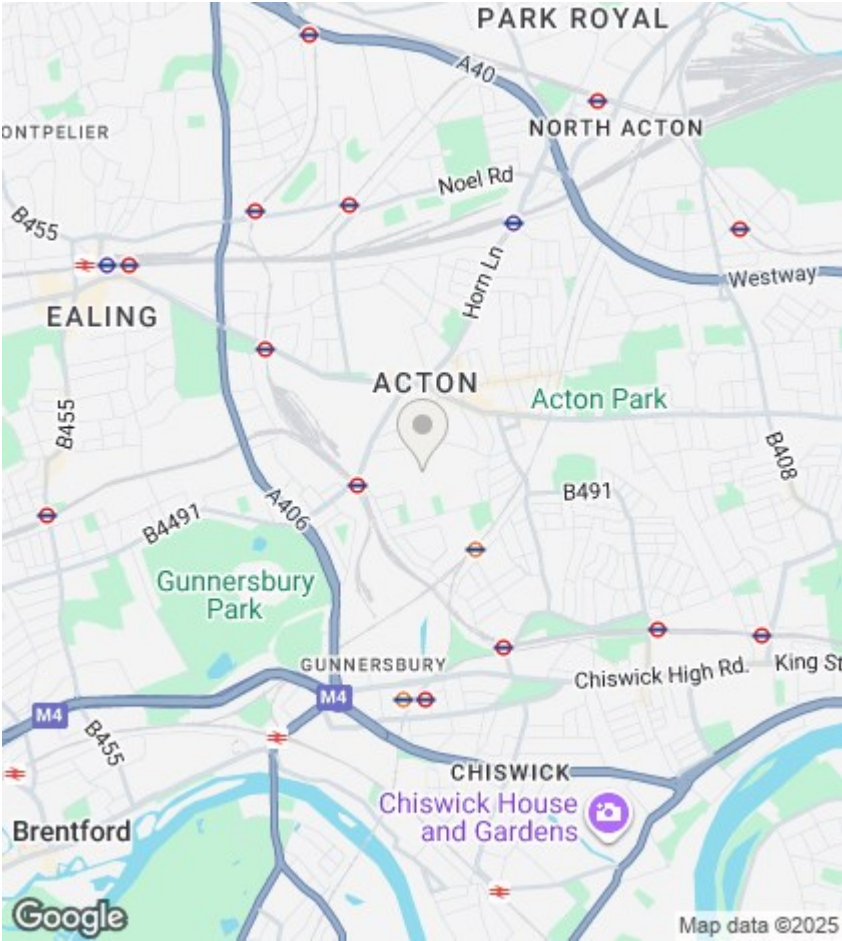


APPROX. GROSS INTERNAL FLOOR AREA: 860 SQ FT/ 80 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 