

# Rolfe East



## Cromwell Close, W3 Guide Price £350,000

- Rare and unique one-bedroom freehold house
- Quiet cul-de-sac location tucked away from the main road
- Moments from Acton High Street and the sought-after Poets Corner
- Chain free and ideal for first-time buyers, downsizers, or buy-to-let investors
- South-facing front garden
- Bright and airy interiors with excellent natural light throughout
- Excellent transport links including Acton Central (Overground), Acton Main Line (Elizabeth Line), and multiple bus routes including the SL8 Superloop
- Allocated parking
- Short walk to the popular Churchfield Road with its independent cafés, artisan bakeries, and gastro pubs
- Spacious accommodation arranged over two floors

A rare and unique one-bedroom freehold house tucked away in a peaceful cul-de-sac, ideally positioned close to Acton High Street and the sought-after Poets Corner area.

Offering well-proportioned accommodation arranged over two floors, this charming home benefits from plenty of natural light throughout, a south-facing front garden, and an allocated parking space.

Perfectly located within walking distance of the ever-trendy Churchfield Road, renowned for its independent cafés, artisan bakeries, and popular gastro pubs, as well as the open green spaces of Acton Park.

Excellent transport connections are close at hand, including Acton Central (Overground), the Elizabeth Line at Acton Main Line station, and a variety of bus routes including the SL8 Superloop, 207, 70, E3 and 218, providing fast and convenient access across London.

An exceptional opportunity for first-time buyers, investors, or those seeking a unique freehold home in a highly desirable location.

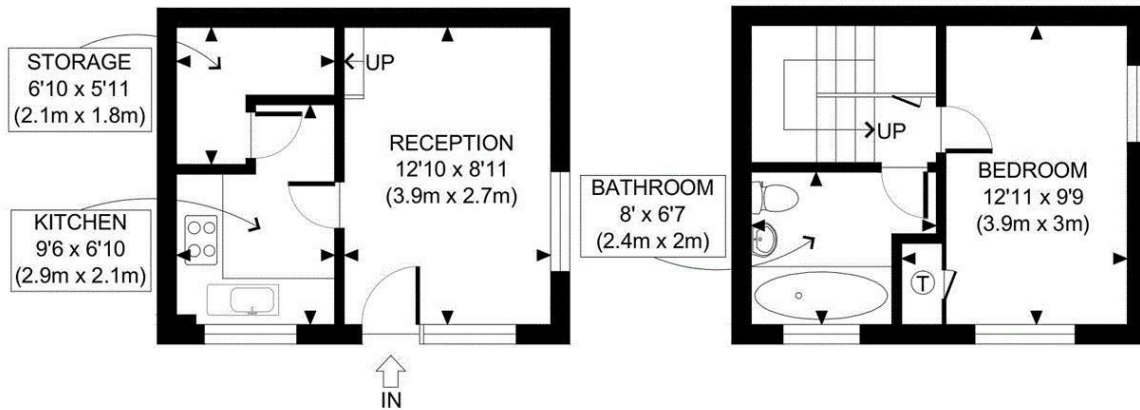
Offered chain free. Early viewing is highly recommended.



Council Tax Band: C







GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 207 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 210 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 417 SQ FT/ 39 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.

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## Viewings

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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	