

# Rolfe East



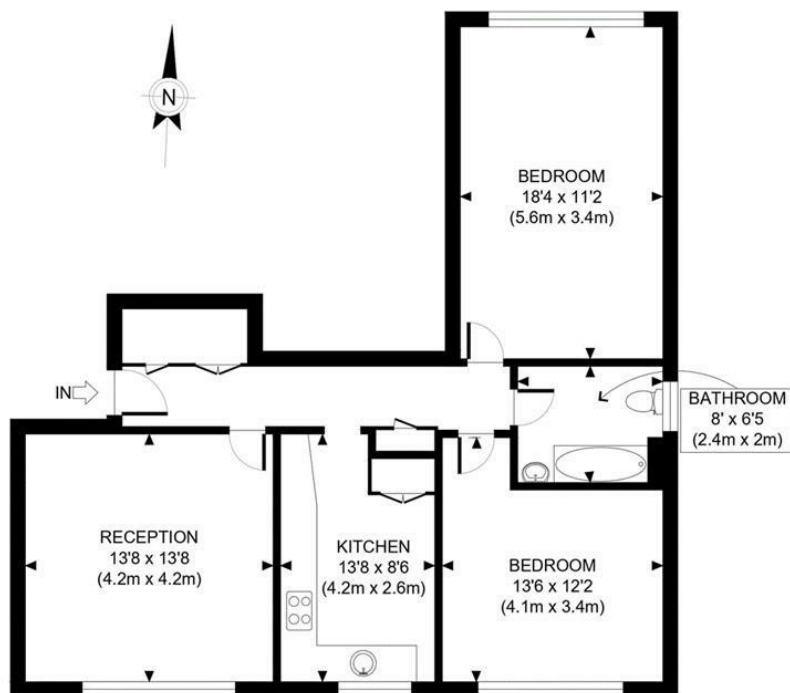
Shaa Road, Acton, W3 7LW

Offers In Excess Of £450,000

- Chain Free
- Two Double Bedrooms
- Over 900 years remaining on the Lease
- Garage available to purchase separately
- Close to Acton Central Station

66 High Street, W3 6LE  
020 8993 7755

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



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 469 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 469 SQ FT/ 44 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.

## Viewings

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

## Council Tax Band

D

## EPC Rating:

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>	74	80
(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