

# Rolfe East



## Rosebank Gardens, Acton, W3 6TW

Guide Price £349,950

- Two-bedroom first floor apartment
- Elizabeth Line station within 4 minutes' walk
- Modern fitted kitchen
- Chain free
- Street parking with resident permit available
- Approx. 60 sqm internal space
- Bright reception room with dining area
- Quiet residential location
- Estimated rental income £2,000–£2,200 pcm
- Close to restaurants, supermarkets and local amenities

# 9 Rosebank Gardens, Acton W3 6TW

A bright and well-presented two-bedroom apartment located on the first floor of a well-maintained building on a quiet residential road in the heart of Acton.

The property offers approximately 60 sqm of well-proportioned internal space and benefits from excellent natural light throughout. The accommodation comprises a spacious reception room with space for both living and dining, a modern fitted kitchen, two comfortable double bedrooms and a well-sized bathroom.

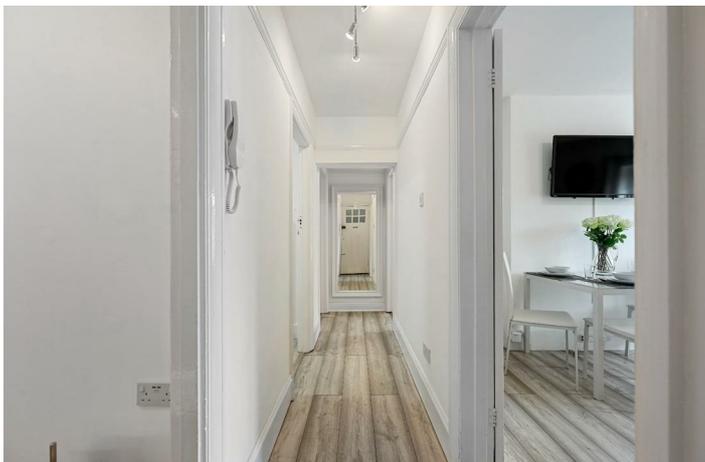
Rosebank Gardens is ideally positioned just a four-minute walk from Acton Main Line station (Elizabeth Line) and approximately seven minutes from North Acton station (Central Line), providing fast connections across London including Paddington, Bond Street, Canary Wharf and Heathrow Airport. A variety of restaurants, cafés, supermarkets and local amenities are all within easy reach, making this a convenient and comfortable place to live.

The property is offered chain-free and represents an excellent opportunity for first-time buyers or investors seeking a well-located London apartment.

Estimated rental income £2,000–£2,200 per calendar month (£24,000–£26,400 per year).



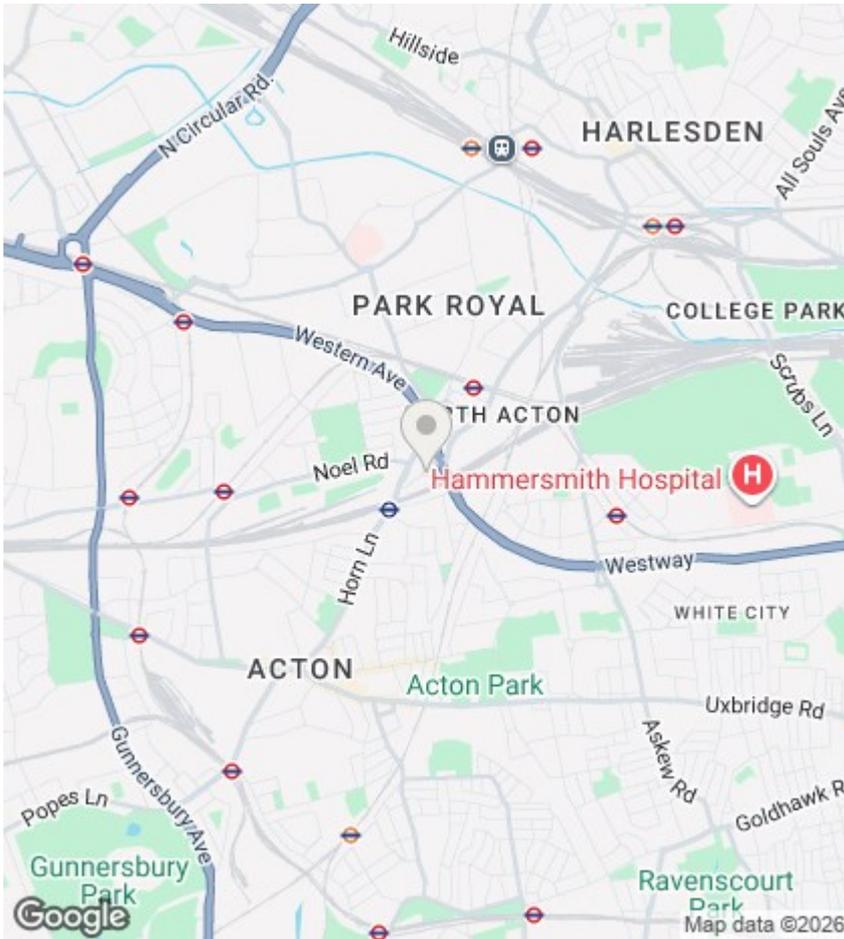
Council Tax Band: C











## Directions

## Viewings

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

## EPC Rating:

C

