

# Rolfe East



Berrymead Gardens, W3

£650,000

- Period Conversion
- Two Double Bedrooms
- Utility Room
- Garden Apartment
- Private Rear Garden
- Exquisite Finish

An outstanding two double bedroom period conversion garden apartment finished to an exquisite standard situated on one of Acton's most prestigious roads.

The property has been thoughtfully extended offering approximately 1,061 sq. ft. of living accommodation. At the heart of the home is a beautifully designed open-plan kitchen and living area, ideal for entertaining, with full-width bi-fold doors opening onto a west-facing, landscaped garden. The property further benefits from a luxurious bathroom suite, two WCs, and a substantial fully tanked cellar utility room. Original period features, including high ceilings and fireplaces, have been carefully retained, while the second double bedroom enjoys direct access to a private patio.

The property is within the catchment of some highly rated schooling options. Perfectly positioned near Acton Town, Acton Central, the Elizabeth Line, and the vibrant amenities of Churchfield Road, this is a truly impressive home that must be viewed to be appreciated. NO CHAIN!

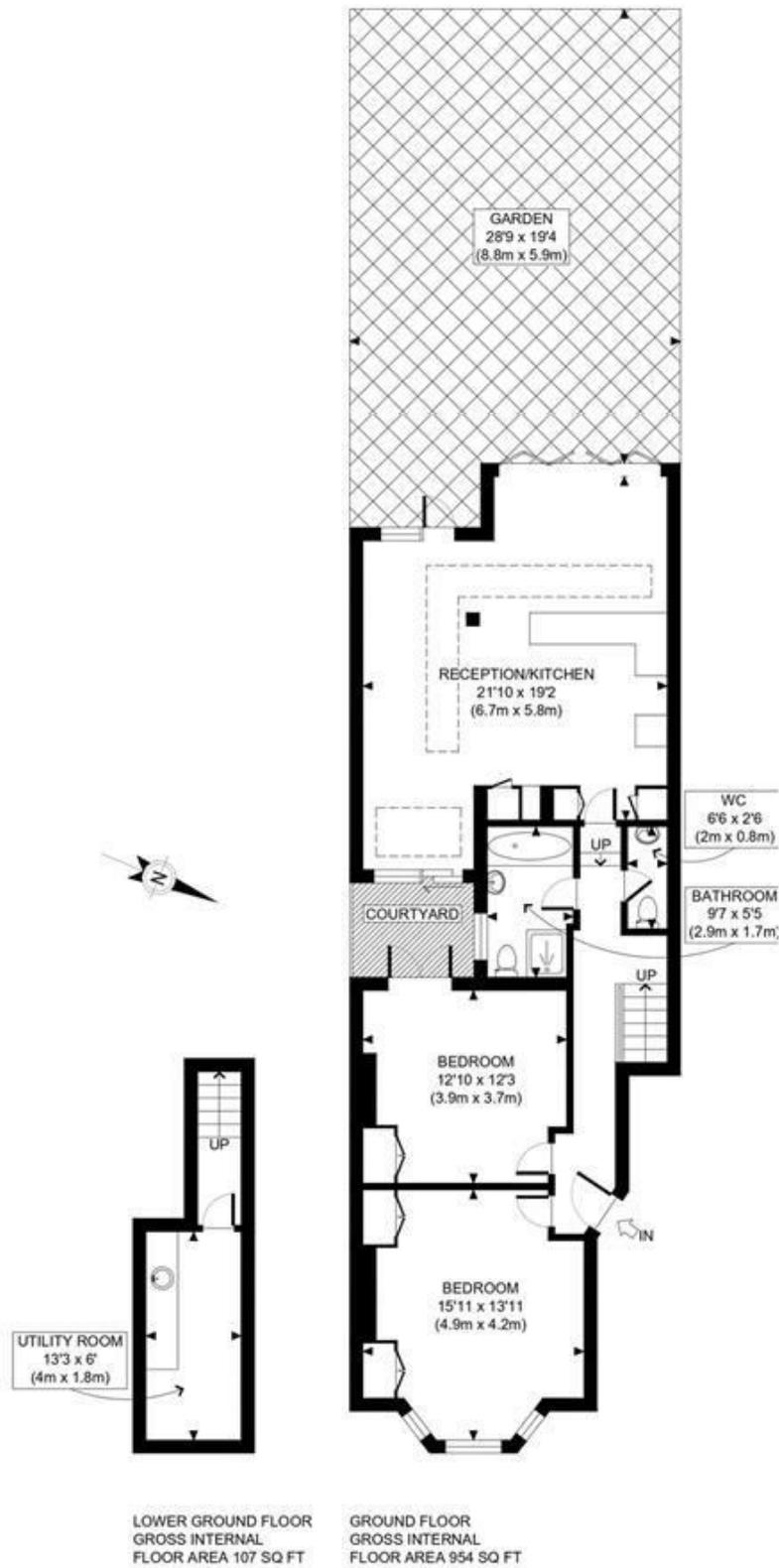


Council Tax Band: D





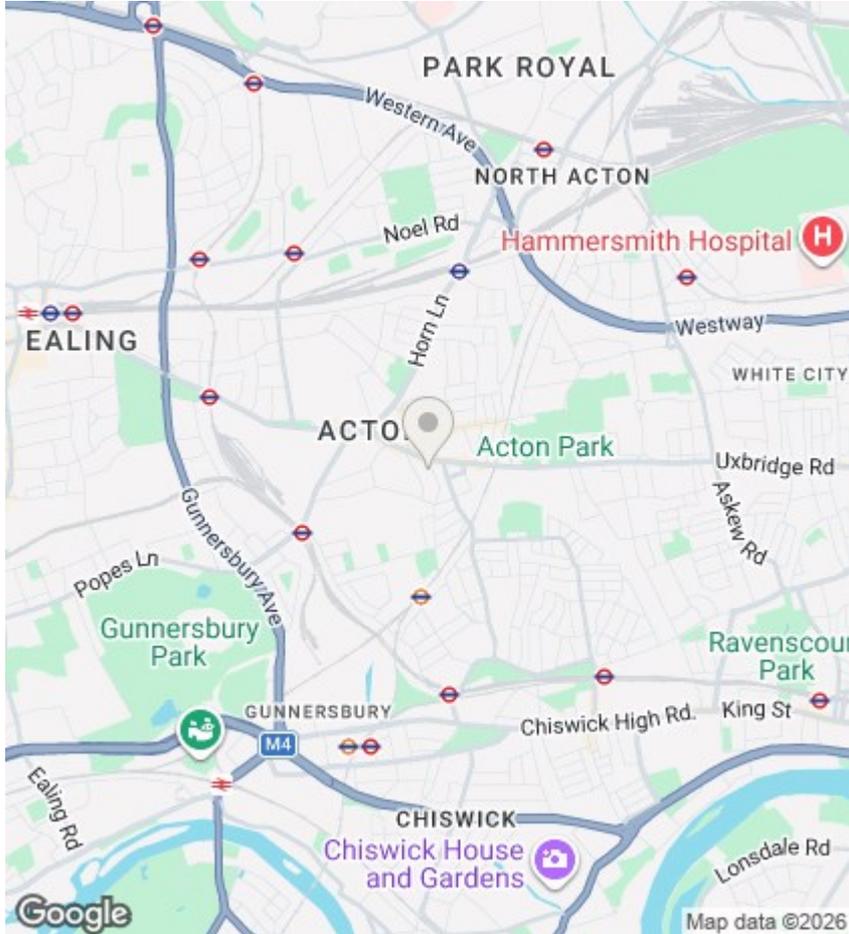




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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items 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:

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>		
(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	