

Rolfe East



Lexden Road, W3

£550,000

- Two double bedrooms
- Share of freehold
- Underfloor heating
- Multiple transport links and amenities within walking distance

- Private south facing garden
- Off street parking
- Plenty of storage options
- No chain

A well presented, two bedroom ground floor garden apartment, situated in the heart of Acton. This bright and airy property offers an open plan kitchen to the rear, which leads out to a private south facing garden. There is also a modern bathroom, underfloor heating and off-street parking.

Lexden Road, has direct access to the wealth of amenities on Acton High street and the ever-trendy Churchfield Road, as well as being close to Acton Central station (Overground) and Acton Mainline station (Elizabeth line). Various nearby bus routes provide easy access to towns such as Shepherds Bush, White City, South Kensington, Chiswick, Ealing Broadway, and Uxbridge. The large green open space of Gunnersbury Park and Acton Park are a short walk from the property. NO CHAIN. To arrange your viewing, please contact Rolfe East on 020 8993 7755.

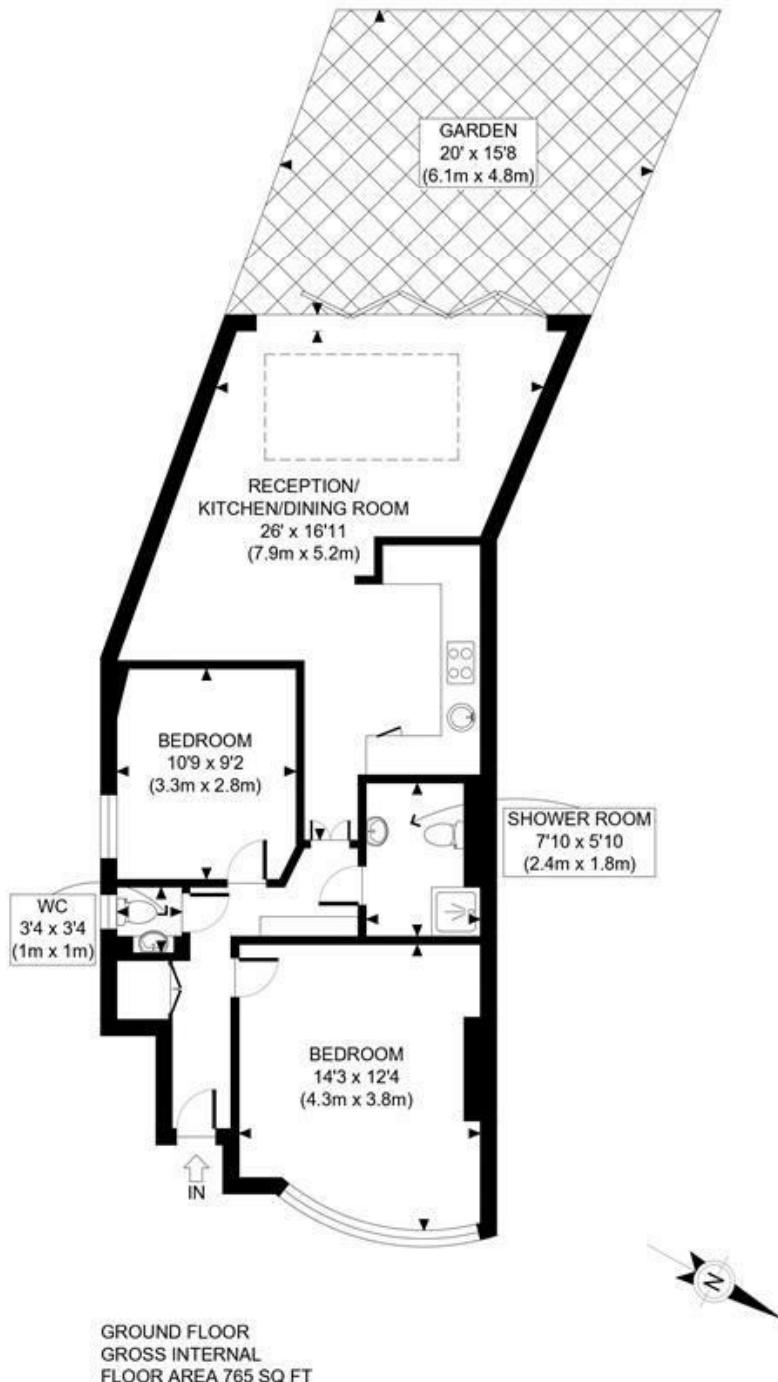


Council Tax Band:









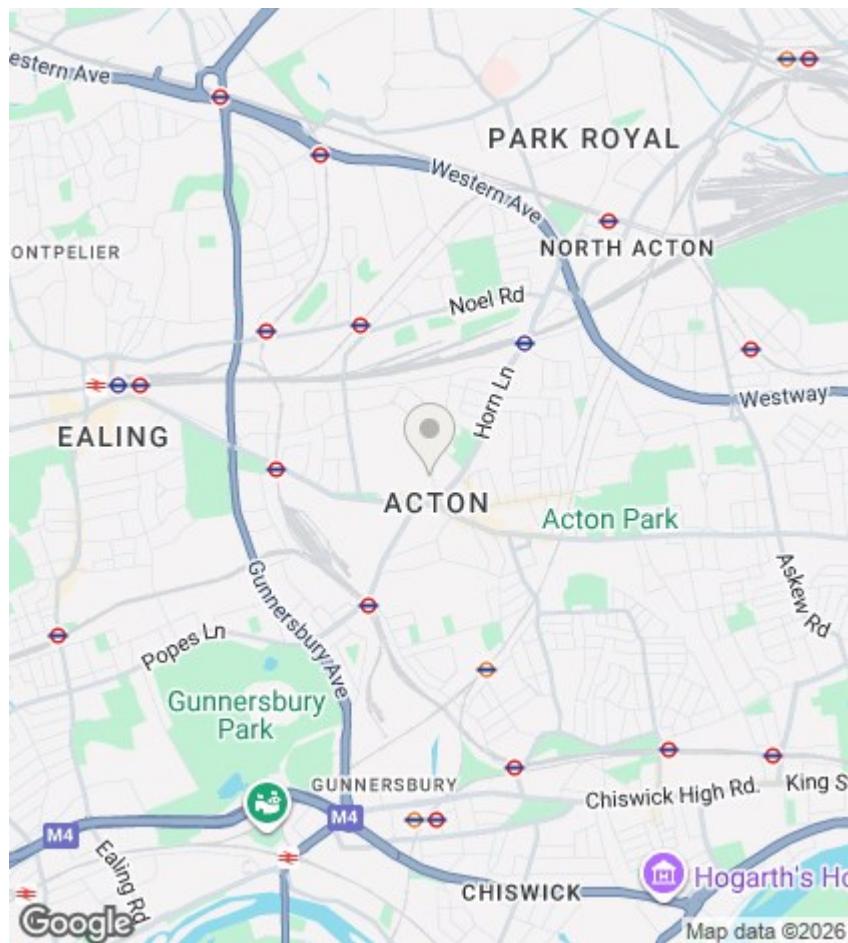
APPROX. GROSS INTERNAL FLOOR AREA: 765 SQ FT/ 71 SQM

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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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	