

# Rolfe East



**The Vale, W3**

**Offers In Excess Of £125,000**

- Two bedrooms - set in an attractive building
- Wood flooring
- Multiple transport links
- Close to amenities
- Separate kitchen and particularly big bathroom.
- SHORT LEASE – The property is held on a 99-year lease from 24 June 1938, with approximately 11 years remaining.
- Walking distance to the ever trendy Askew Road
- Well presented throughout
- Ground floor
- No chain

SHORT LEASE – The property is held on a 99-year lease from 24 June 1938, with approximately 11 years remaining.

Set within an attractive purpose-built development, this bright and spacious two-bedroom apartment offers well-proportioned accommodation throughout. The property features wood flooring, a particularly generous bathroom, a well-presented kitchen, double glazing, and ample storage.

Ideally located on The Vale, the apartment is moments from the shops and cafés of Askew Road and benefits from excellent transport links including Shepherd's Bush station, Shepherd's Bush Market station and Acton Central station. Westfield London and the A40 are also easily accessible.

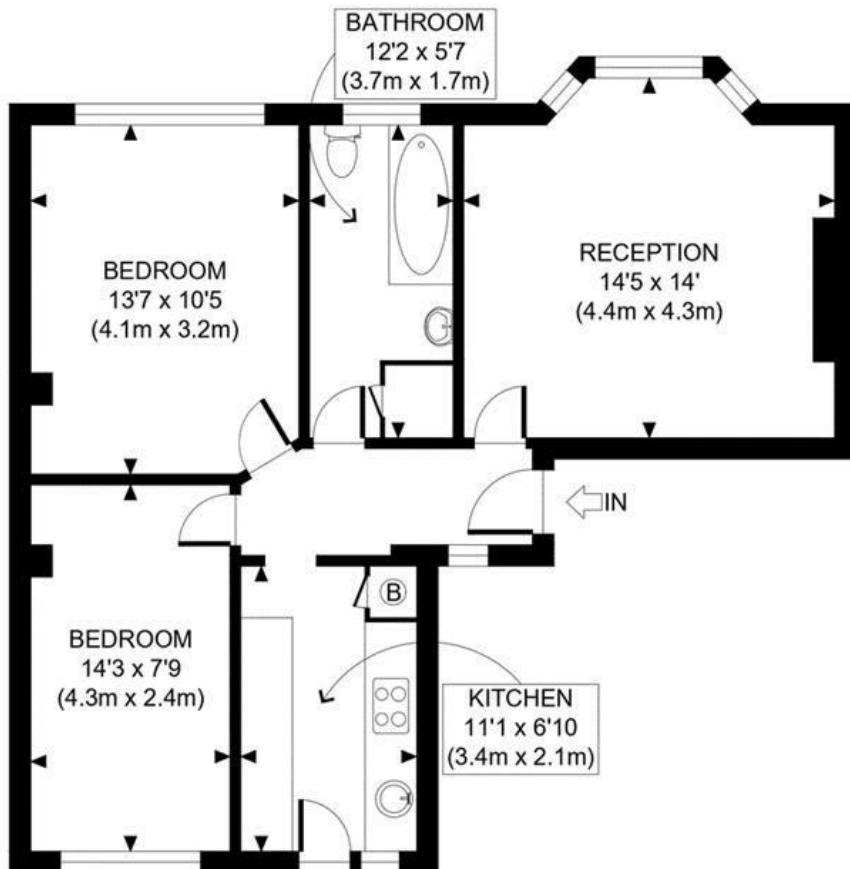
Offered to the market with no onward chain.



Council Tax Band: C







GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 652 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 652 SQ FT/ 61 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.

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