

# Rolfe East



Gunnersbury Lane, W3

£275,000

- First Floor Apartment
- Private Balcony
- Parking Space
- Close to Gunnersbury Park
- One Double Bedroom
- Recently Refurbished
- Acton Town Tube Station Nearby

A newly refurbished one double bedroom apartment set in a purpose built development on a popular road in Acton. The property offers a spacious, bright and airy reception room, modern fully fitted kitchen, private balcony to front aspect, double bedroom, and separate bathroom. Further benefits include secure entry system, parking space, and easy access to amenities and transport links.

To arrange your viewing, please contact Rolfe East on 020 8993 7755

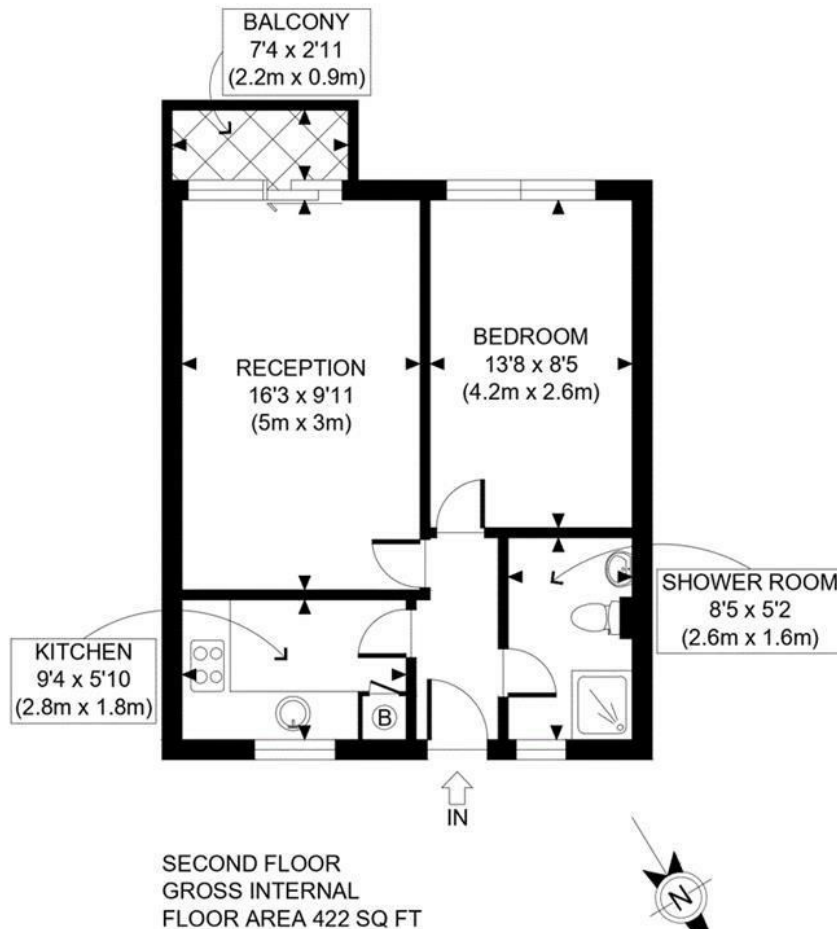


Council Tax Band: B









APPROX. GROSS INTERNAL FLOOR AREA: 422 SQ FT/ 39 SQM

**Rolfe East**

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.

PROPERTY PHOTO PLANS  
020 8993 7755

## 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) A			
(81-91) B			
(69-80) C		73	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	