

# Rolfe East



Horn Lane, London, W3 6PT

£150,000

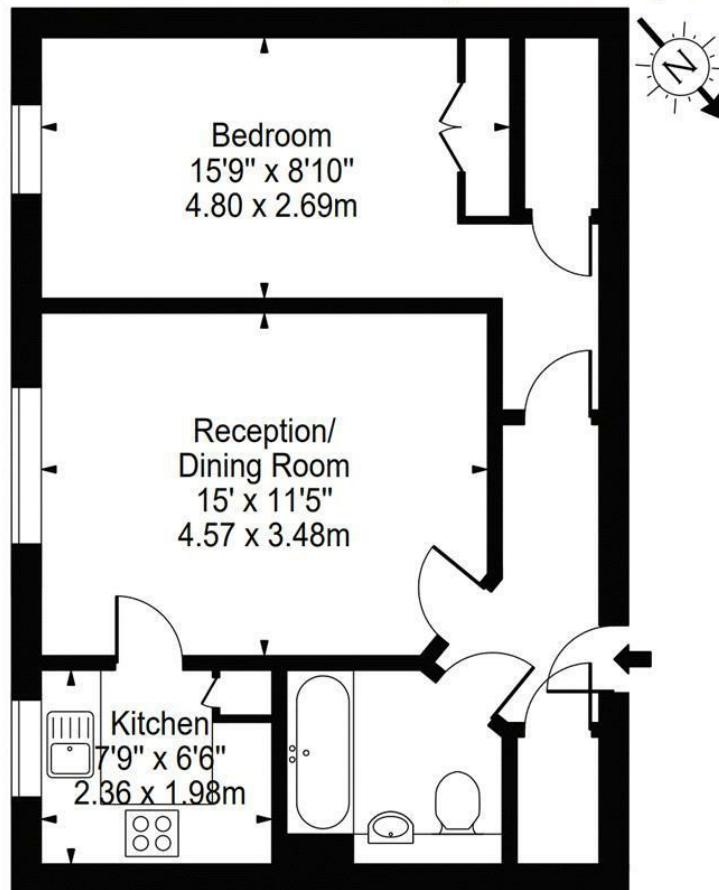
- Exclusive Retirement Home
- One Double Bedroom
- Full Wheelchair Access

- For Buyers 65 Years and Over
- Communal Gardens
- No Chain

- Secure Gated Parking
- Lift Access

## Pegasus Court, W3

Approx. Gross Internal Area 520 Sq Ft - 48.31 Sq M



### Third Floor

For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## Viewings

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

## Council Tax Band

D

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	84
(69-80) C		
(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	