

# Rolfe East



Lakeside Drive, Park Royal, NW10 7GN

Auction Guide £415,000

- Two double bedrooms
- Two bath/shower rooms
- 8 Minute walk to Park Royal Underground Station
- Vacant possession
- Immediate 'exchange of contracts' available
- Purpose built apartment
- Excellent modern condition
- South west facing balcony
- EPC rating: / council tax band:
- Being sold via 'Secure Sale'

# Lakeside Drive, Park Royal NW10 7GN

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £415,000.

Set on this modern lakeside development is this beautiful two double bedroom apartment featuring two bath/shower rooms, a bright and spacious open plan living space with kitchen which opens onto a private south/west facing balcony.

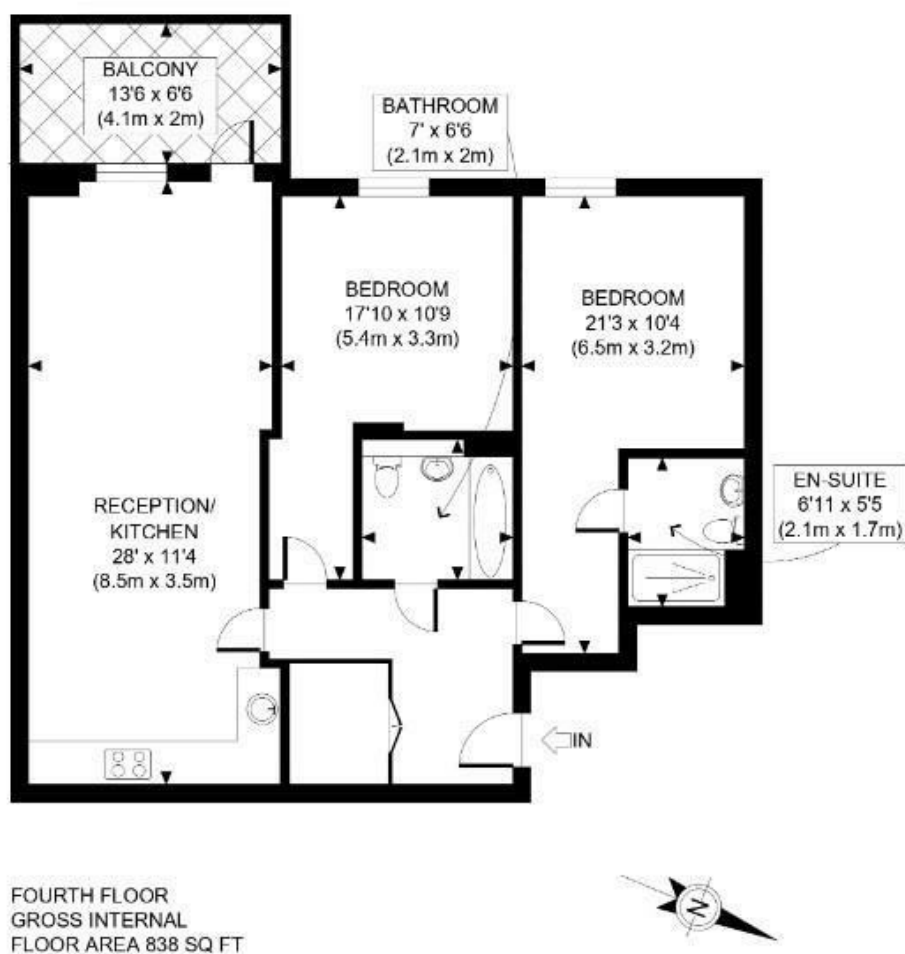


Council Tax Band: New Build





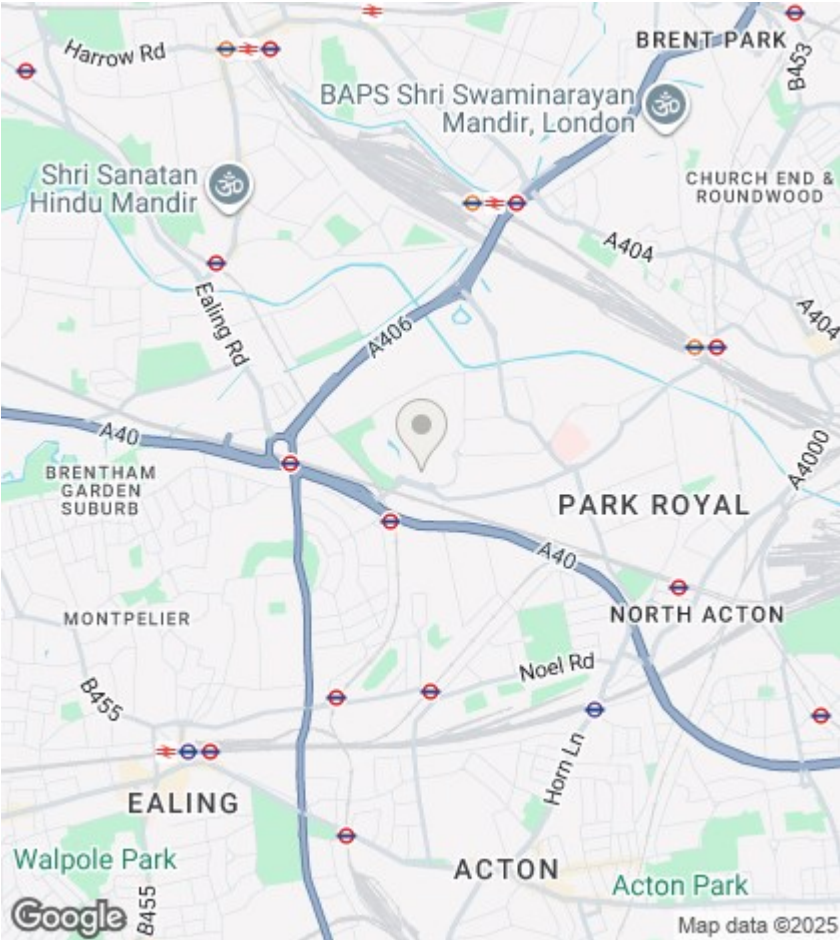
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APPROX. GROSS INTERNAL FLOOR AREA: 838 SQ FT/ 77 SQM

**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.



Directions

Viewings

Viewings by arrangement only. Call 020 8567 2242 to make an appointment.

EPC Rating:  
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(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	