

# Rolfe East



Lakeside Drive, Park Royal, NW10 7GS

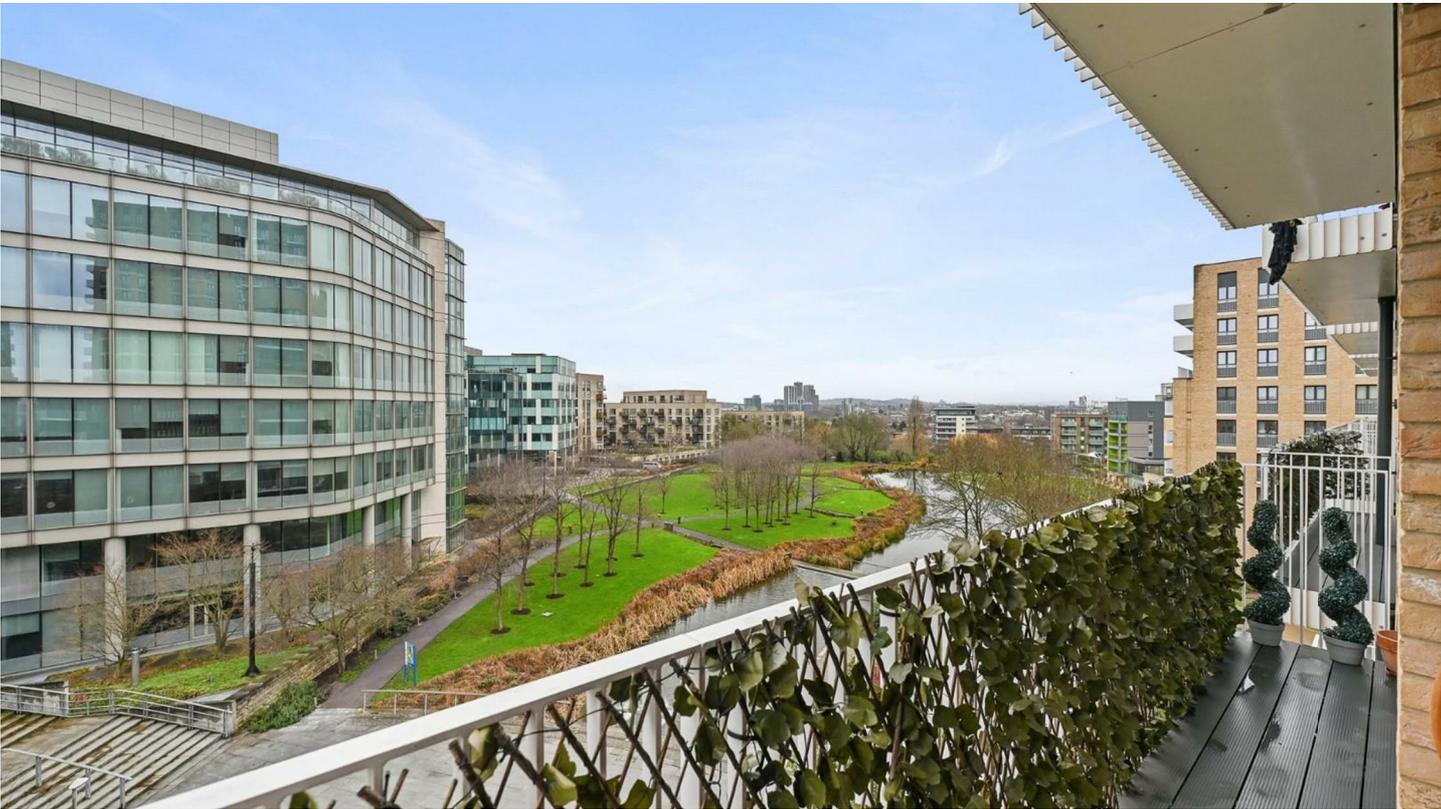
£540,000

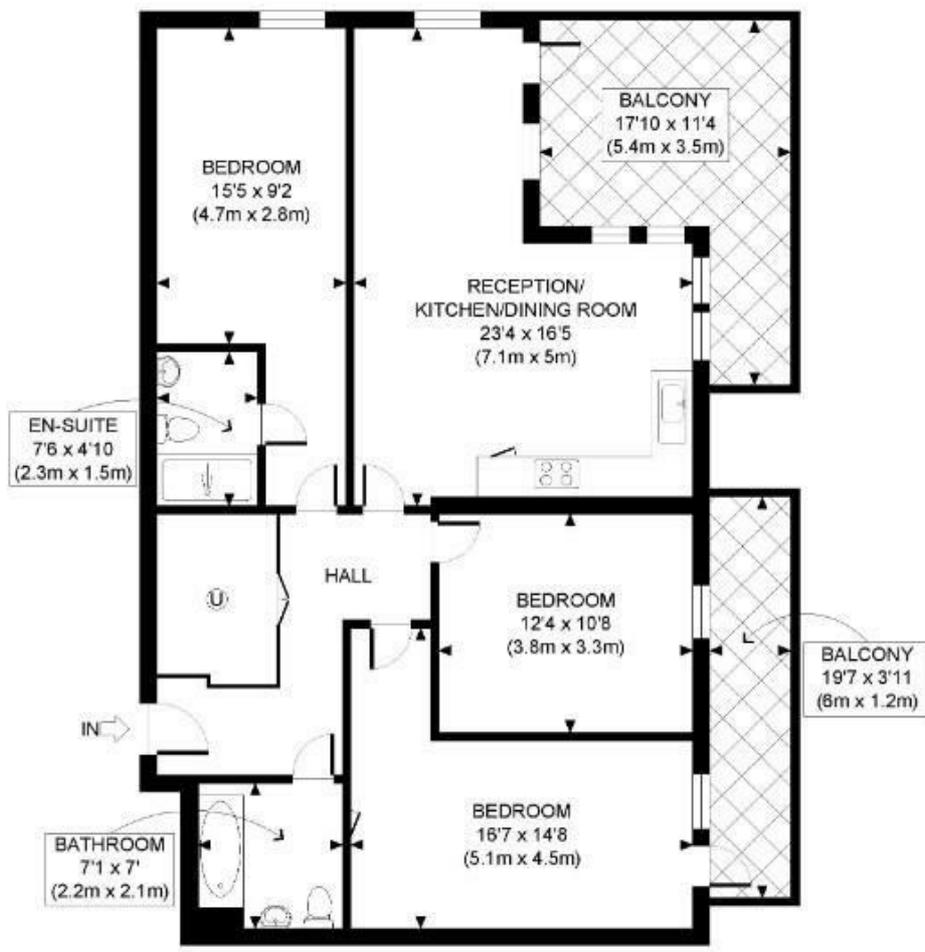
- Three double bedrooms
- Apartment with lift
- Overlooking communal gardens with lake
- No upper chain
- Two bath/shower rooms
- Wrap around balcony
- Private gated parking
- EPC rating: B / council tax band: E

With views over the well tended communal gardens and lake, this bright and spacious three double bedroom apartment features two large south/west facing balconies, two bath/shower rooms and secure parking. Recently completed to a very high modern standard the property forms part of this much sought after development.

3 2 1 B

Council Tax Band: E



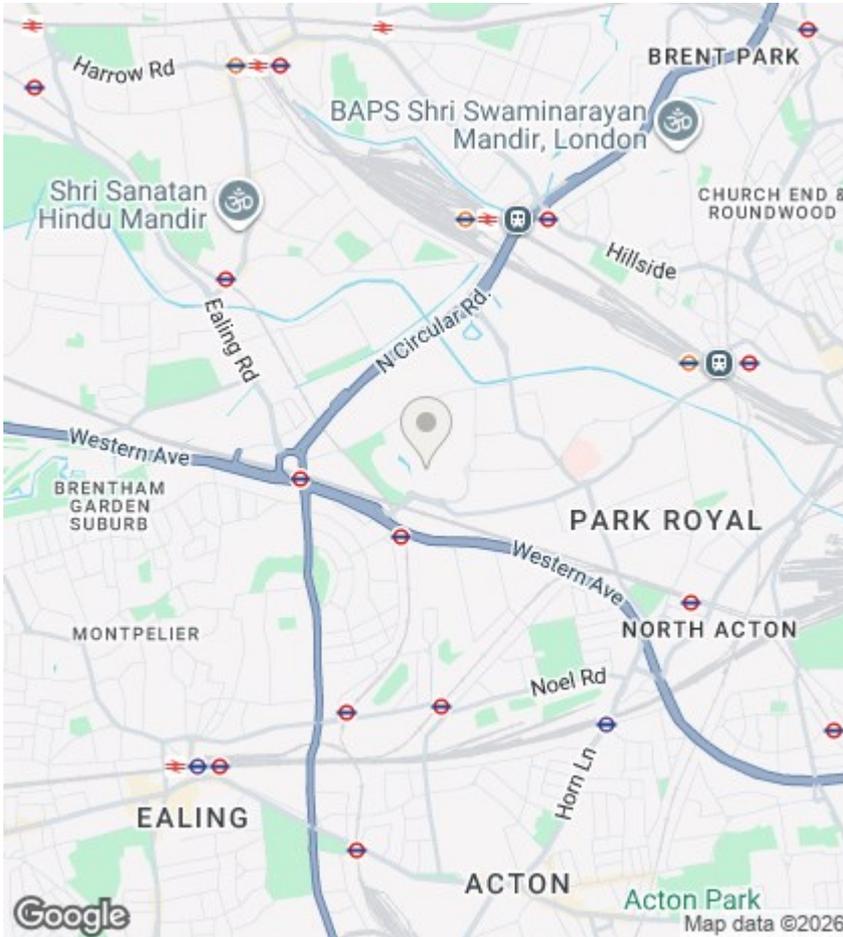


FOURTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 1042 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1042 SQ FT/ 97 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.



## 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) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	