

# Rolfe East



Cavendish Avenue, W13

£450,000

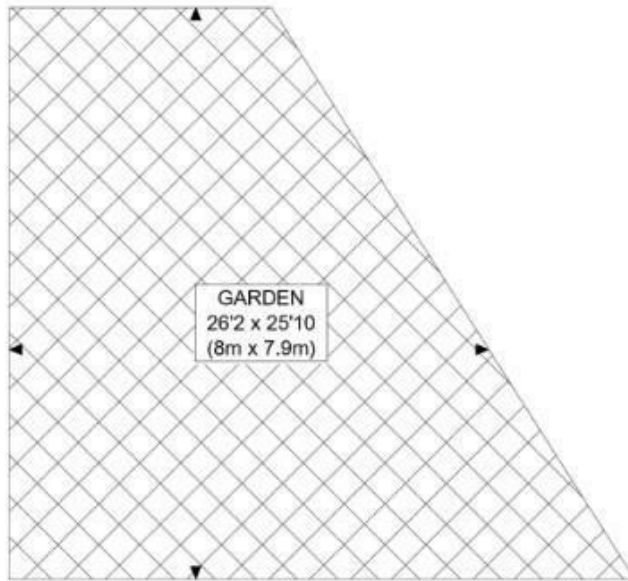
- Two double bedrooms
- Private garden
- Double glazed windows
- No upper chain
- First floor maisonette
- Excellent condition
- Gas central heating
- EPC rating: C / council tax band: D

A bright and spacious two double bedroom first floor maisonette with a private garden and offered for sale with a long lease and no upper chain. The property is offered in a great condition and is conveniently located for some excellent schools and transport links.

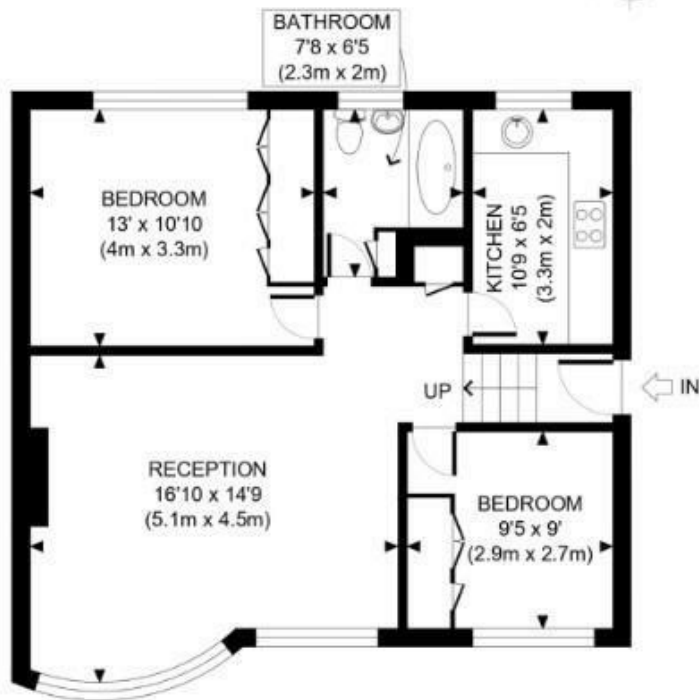


Council Tax Band: D





GROUND FLOOR



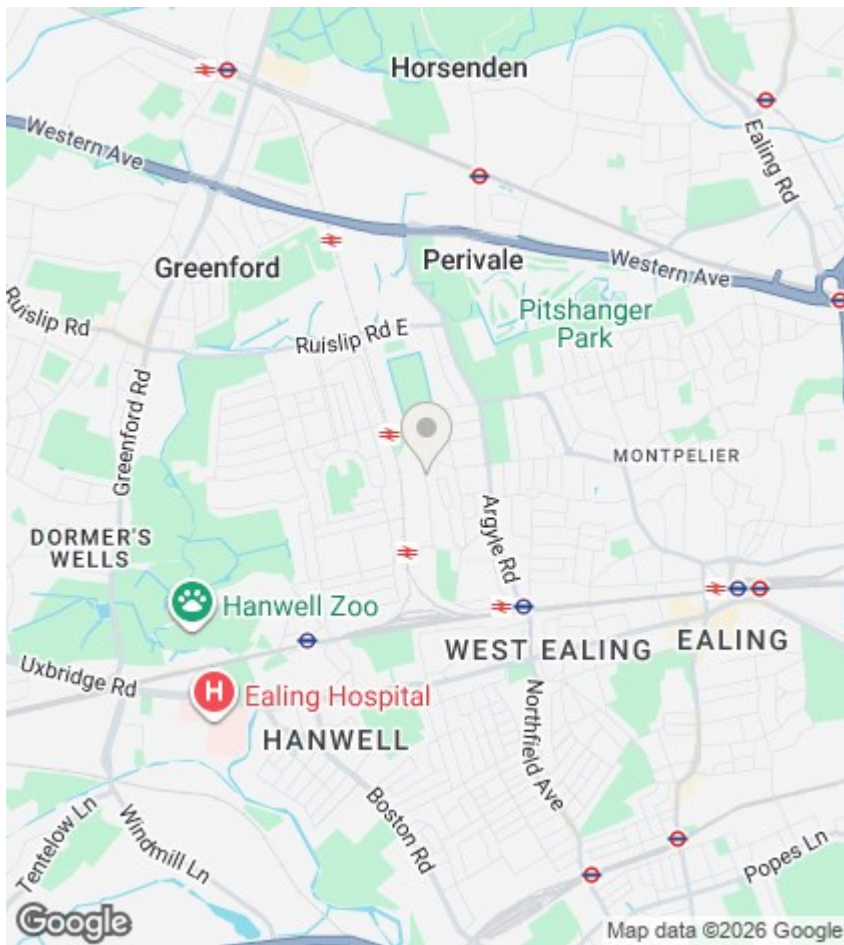
FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 651 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 651 SQ FT/ 60 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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(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 