

# Rolfe East

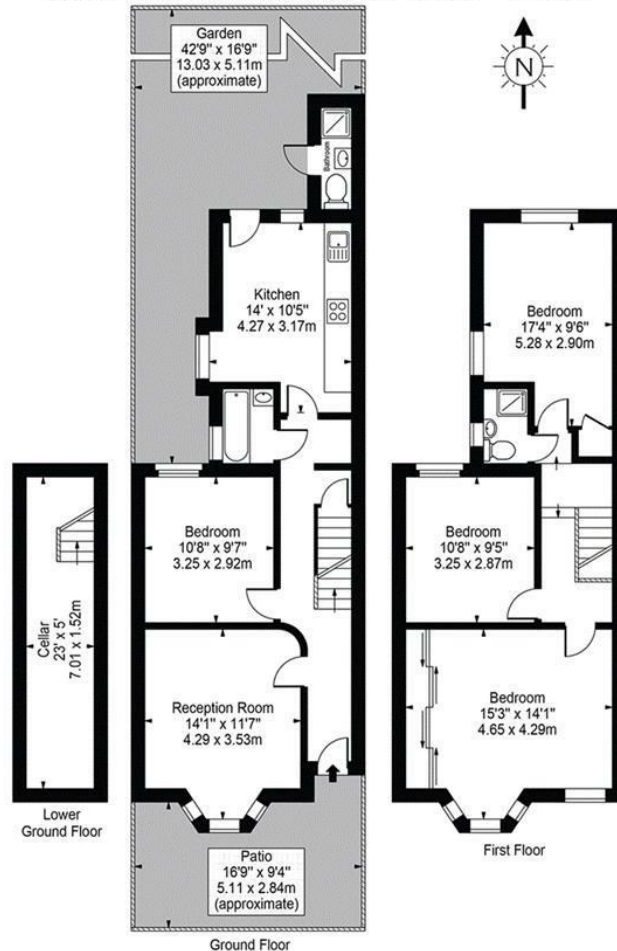


Vespan Road, Shepherds Bush, W12 9QG

£3,850 Per Calendar Month

- Available Now
- Private Garden
- 0.6 miles to Shepherds Bush Market
- Part Furnished
- Four double bedrooms

Vespan Road, W3  
 Approx. Gross Internal Area 1073 Sq Ft - 99.68 Sq M  
 (Excluding Cellar & Bathroom)  
 Approx. Gross Internal Area Of Cellar 115 Sq Ft - 10.66 Sq M  
 Approx. Gross Internal Area Of Bathroom 17 Sq Ft - 1.58 Sq M



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

F

## EPC Rating:

D

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>		<b>79</b>
(55-68) <b>D</b>	<b>60</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	