

# Rolfe East



Westbury Place, Brentford, TW8 0QG

£540,000 Freehold

- Classic Victorian terrace house
- Freehold
- Extended Kitchen/breakfast room
- Two double bedrooms
- Close to the River and regenerated High Street
- Chain free sale
- Spacious through lounge/diner
- Private rear garden
- Close to Brentford station
- Must be viewed



Brought to the market and sold without any onward chain is this lovely two bedroom Victorian terrace, located on one of Brentford's most sought after roads.

Rarely available, this freehold property boasts spacious and well proportioned living accommodation including a through lounge/dining room, an extended kitchen/breakfast room, family bathroom and two double bedrooms. Outside, there is a peaceful and private rear garden

Well located, Brentford railway station is a very short walk away giving fast access into Waterloo, whilst South Ealing tube station (Piccadilly line) is a 15 minute walk or a short bus ride away on the 65 bus, as is Ealing Broadway with the many shops, restaurants and station with the excellent Elizabeth line and Central & District lines too!. Brentford itself is part of a huge regeneration project, which includes a new High Street with pleasant bars and restaurants and areas along the water for leisure pursuits. This property must be viewed so call Rolfe East today!

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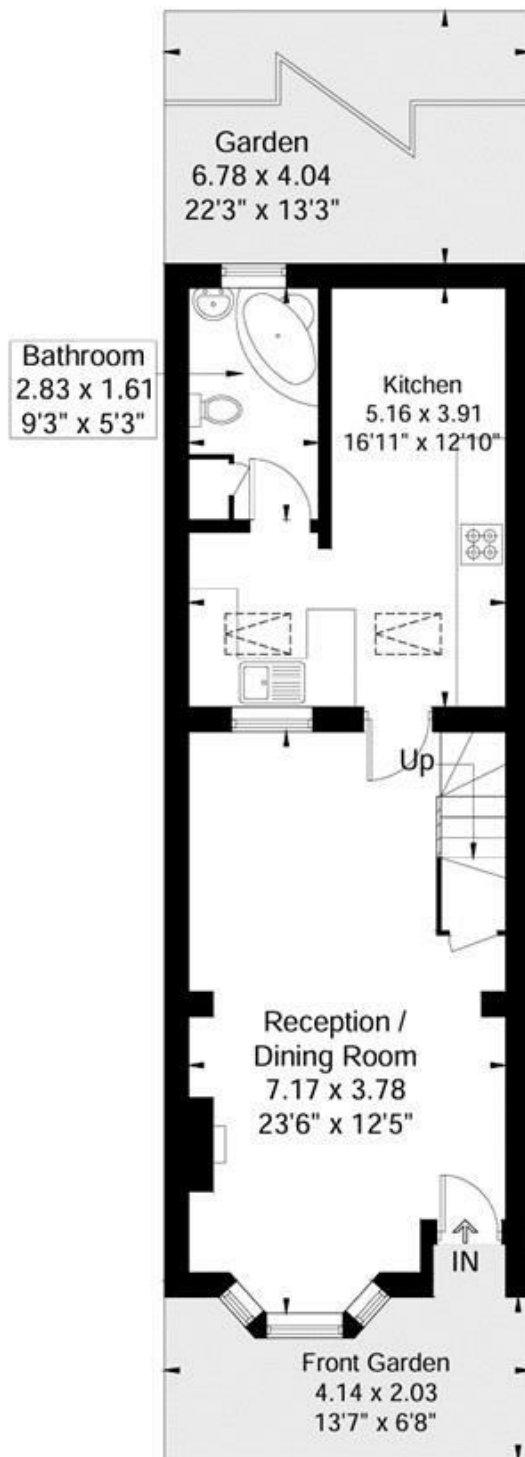
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Council Tax Band: D

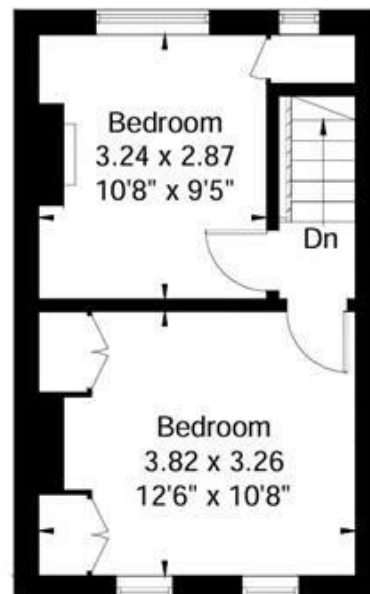


# Westbury Place

Approximate Gross Internal Area = 73.1 sq m / 786 sq ft



**Ground Floor**  
47.2 sq m / 508 sq ft



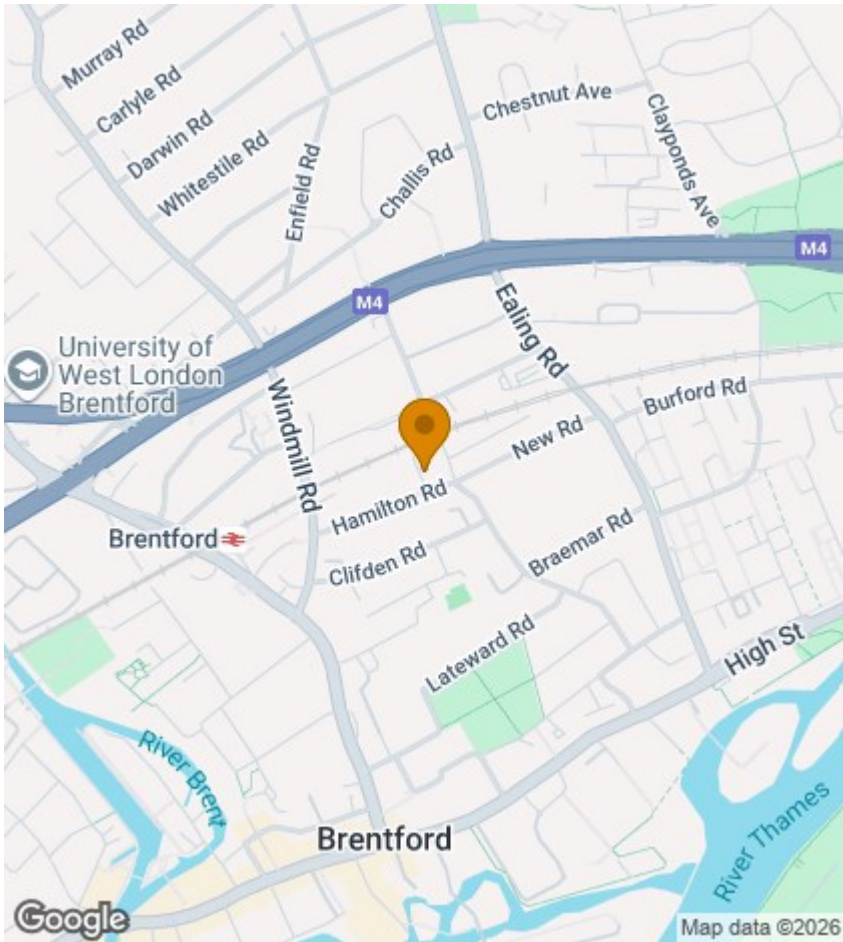
**First Floor**  
25.9 sq m / 278 sq ft

Although every attempt has been made to ensure accuracy, all measurements are approximate.

The floorplan is for illustrative purposes only and not to scale.

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EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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 