


## Rufford Tower, Lexden Road, London, W3 9NF

Guide Price £300,000



 2 Bedrooms

 1 Bathroom

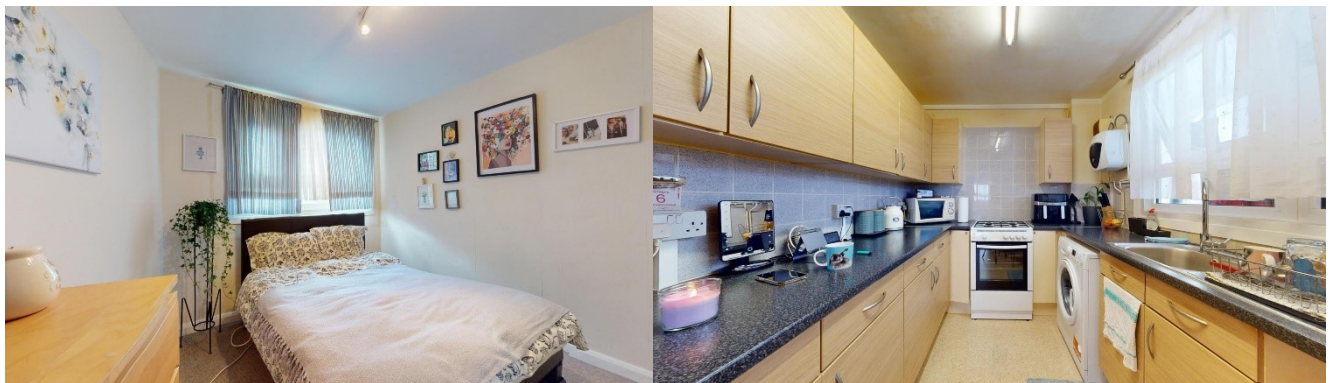
 1 Reception Room

### Property Description

- 2 Bedrooms
- 1 Bathroom
- Large Kitchen
- New Double Glazed Windows
- Immaculate Presentation
- Internal Viewings Recommended
  - Sought After Location
  - Wooden Flooring throughout
- Est. 115 years remaining on Lease, Service Charge: £250pm, Ground Rent: £10
  - EPC Rating: C

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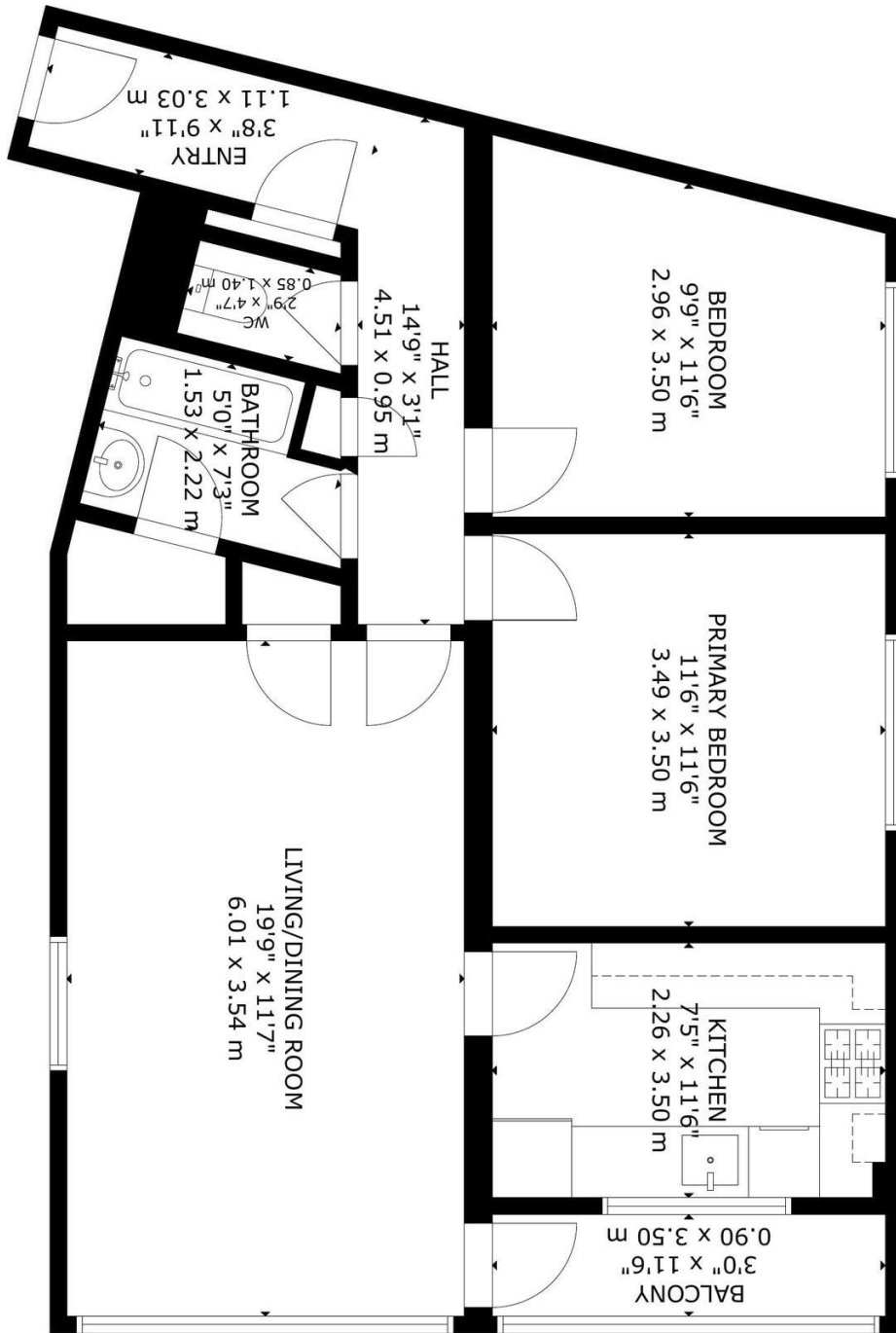
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FOURTEENTH FLOOR

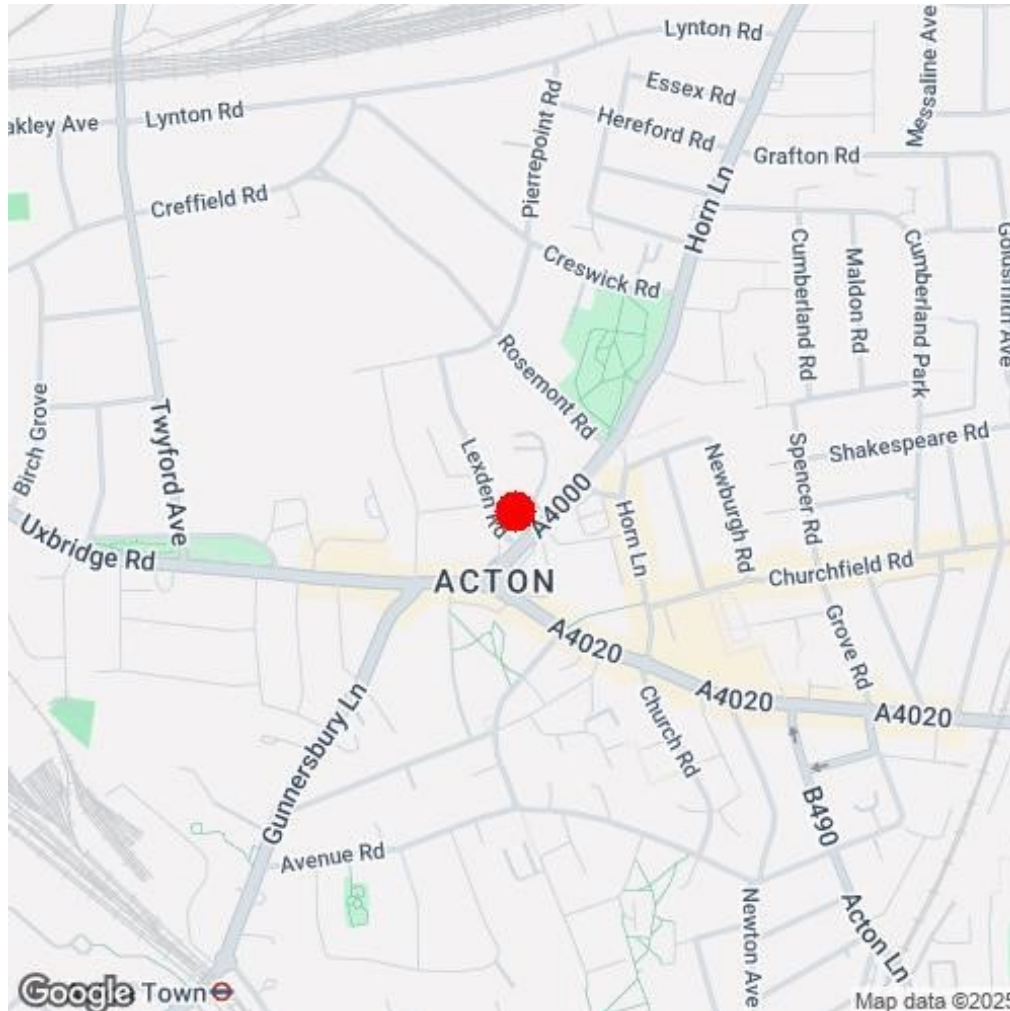


GROSS INTERNAL AREA  
 TOTAL: 771 sq ft  
 FOURTEENTH FLOOR: 771 sq ft  
 EXCLUDED AREA/BALCONY: 34 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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