

# Rolfe East



## Messaline Avenue, W3

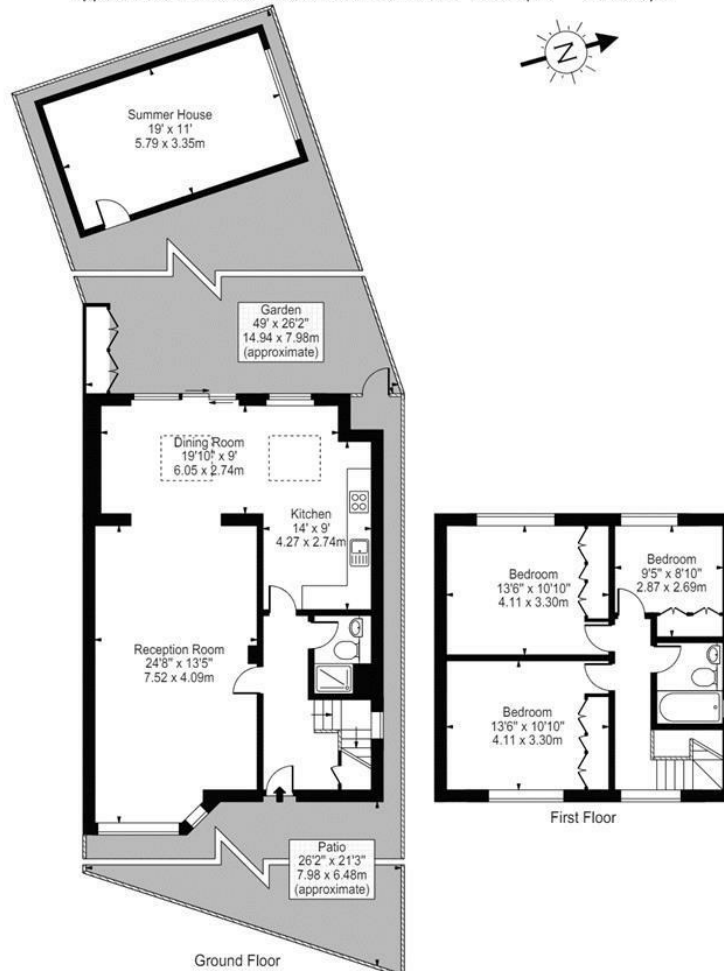
Asking Price £899,950

- Semi detached
- Off street parking
- Great schooling options
- No chain
- Three bedrooms
- Fantastic transport links with in walking distance such as the Elizabeth line
- West facing garden
- extended to the rear with further potential into the loft STPP
- Finished to a high standard throughout
- Walking distance to the ever trendy Churchfield Road

66 High Street, W3 6LE  
020 8993 7755

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<https://www.rolfe-east.com/>

Messaline Avenue, W3  
 Approx. Gross Internal Area 1256 Sq Ft - 116.69 Sq M  
 (Excluding Summer House)  
 Approx. Gross Internal Area Of Summer House 209 Sq Ft - 19.40 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

E

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>62</b>	<b>83</b>
(81-91) <b>B</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		
England & Wales		EU Directive 2002/91/EC 