

# Rolfe East

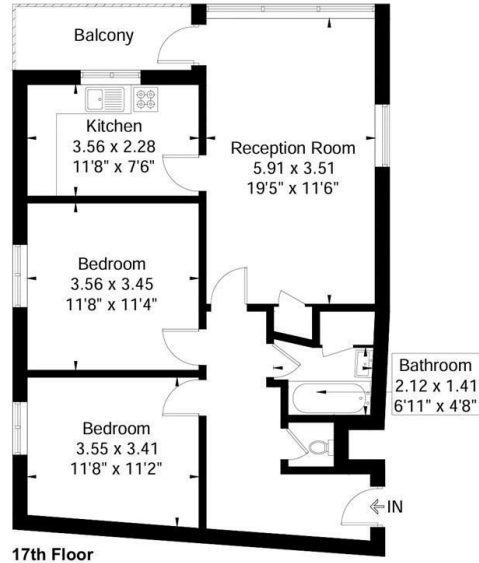


77, Moreton Tower Lexden Road, Acton, W3 9NQ

£225,000

- Cash Buyers Only
- Two Double Bedrooms
- Private Balcony, with Great Views
- Great rental investment - Yield in the region of 8-10%
- No Chain
- Great Transport Links

**Moreton Tower**  
Approximate Gross Internal Area = 69.5 sq m / 748 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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**Directions**

**Viewings**

Viewings by arrangement only.  
Call 02089937755 to make an appointment.

**Council Tax Band**

B

**EPC Rating:**

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	74
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	