

# Rolfe East



Allan Way, W3

Offers In Excess Of £700,000

- Three Bedrooms
- Walking Distance to the Elizabeth line at Acton Mainline, West Acton & North Acton Tube Stations (Central Line)
- Fantastic schooling options closeby
- Two receptions
- Large Private Rear Garden with Shed
- No chain
- Potential for Further Extension S.T.P.P.
- Garage

66 High Street, W3 6LE  
020 8993 7755

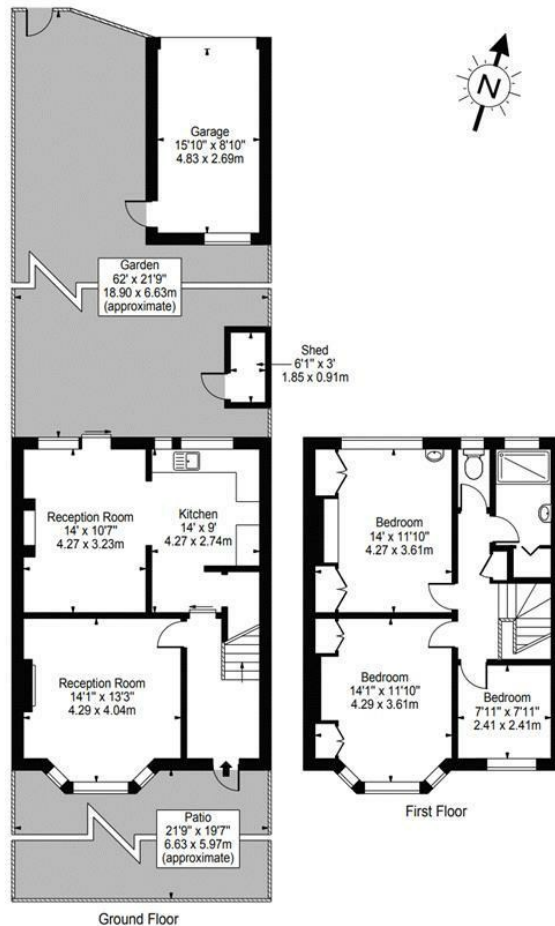
acton@rolfe-east.com  
<https://www.rolfe-east.com/>

## Allan Way, W3

Approx. Gross Internal Area 1102 Sq Ft - 102.38 Sq M  
(Excluding Garage & Shed)

Approx. Gross Internal Area Of Garage 140 Sq Ft - 12.99 Sq M

Approx. Gross Internal Area Of Shed 18 Sq Ft - 1.68 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) A                                 |                            | 90        |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            |           |
| (55-68) D                                   | 62                         |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |