

# Rolfe East



## Derwentwater Road, W3

£375,000

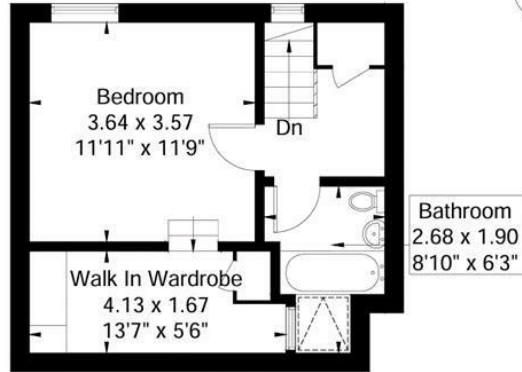
- Split Level Period Conversion
- Potential to Extend into Loft S.T.P.P.
- Long lease
- Larger than Average - Just over 600 sq ft
- Walking Distance to Transport Links
- No chain
- One Double Bedroom
- Unique & Large Walk in Wardrobe can be used as a study

66 High Street, W3 6LE  
020 8993 7755

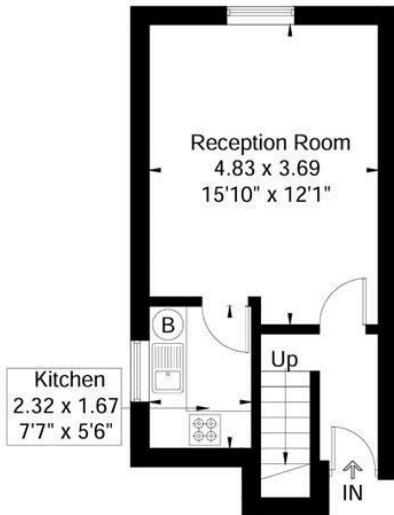
acton@rolfe-east.com  
<https://www.rolfe-east.com/>

## Derwentwater Road

Approximate Gross Internal Area = 56.4 sq m / 607 sq ft



**Second Floor**  
30.2 sq m / 325 sq ft



**First Floor**  
26.2 sq m / 282 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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## Viewings

Viewings by arrangement only.  
Call 020 8993 7755 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C

