

Rolfe East



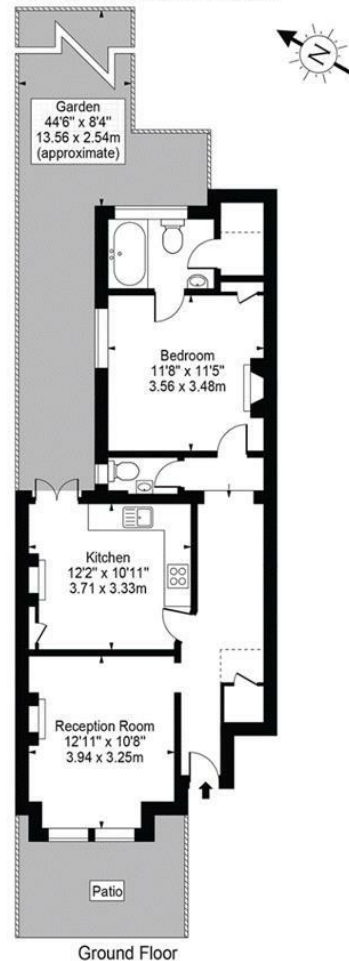
Bollo Lane, W4

£425,000

- Large private garden
- Potential to extend STPP
- New Lease Upon Completion
- One Double Bedroom
- Main bathroom plus WC
- Excellent Location
- No Chain



Bollo Lane, W4
 Approx. Total Internal Area 645 Sq Ft - 59.92 Sq M
 (Including Restricted Height Area)
 Approx. Gross Internal Area 619 Sq Ft - 57.51 Sq M
 (Excluding Restricted Height Area)



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

D

EPC Rating:

C

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 75 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |