

# Rolfe East



## Avenue Gardens, W3

£549,950

- Huge loft potential STPP
- Two Bathrooms
- No chain
- Top Floor Apartment
- New Lease upon Completion
- Two Double Bedrooms
- Close to Local Amenities

66 High Street, W3 6LE  
020 8993 7755

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



**PROPERTY PHOTO PLANS** CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

## Viewings

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

## Council Tax Band

D

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	80
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	