

# Rolfe East



**Uxbridge Road, W3**

**Guide Price £430,000**

- Split level spanning 763 sq ft
- Finished to a high standard
- Fantastic transport links closeby
- Open plan living area
- No chain
- Dedicated parking space
- Main bathroom plus another separate WC.
- Communal garden
- Huge master bedroom

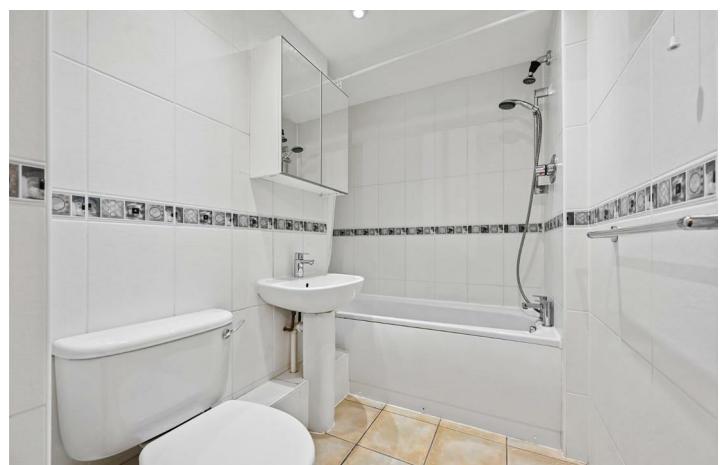
A stunning, larger than average apartment spanning 763 sq. ft, situated in a sought-after road in Acton. The property is split level, boasting a huge master bedroom, dedicated parking space, plenty of space and natural light, which is enjoyed by the wonderful open plan living area and a communal garden.

Buckley House is a modern, secure building located close to Ealing Common, Ealing Broadway, and the amenities of both Churchfield Road and Acton High street. Further benefits include a long lease, fantastic transport links such as Acton Town tube (Piccadilly & District lines), Ealing common (District and Piccadilly line), Ealing Broadway (Central, District and Elizabeth line) and multiple bus routes. The property is also conveniently located to get onto to the A40, A4 and A406

INTERNAL INSPECTION HIGHLY RECOMMENDED! MUST SEE! CHAIN FREE!



Council Tax Band: D



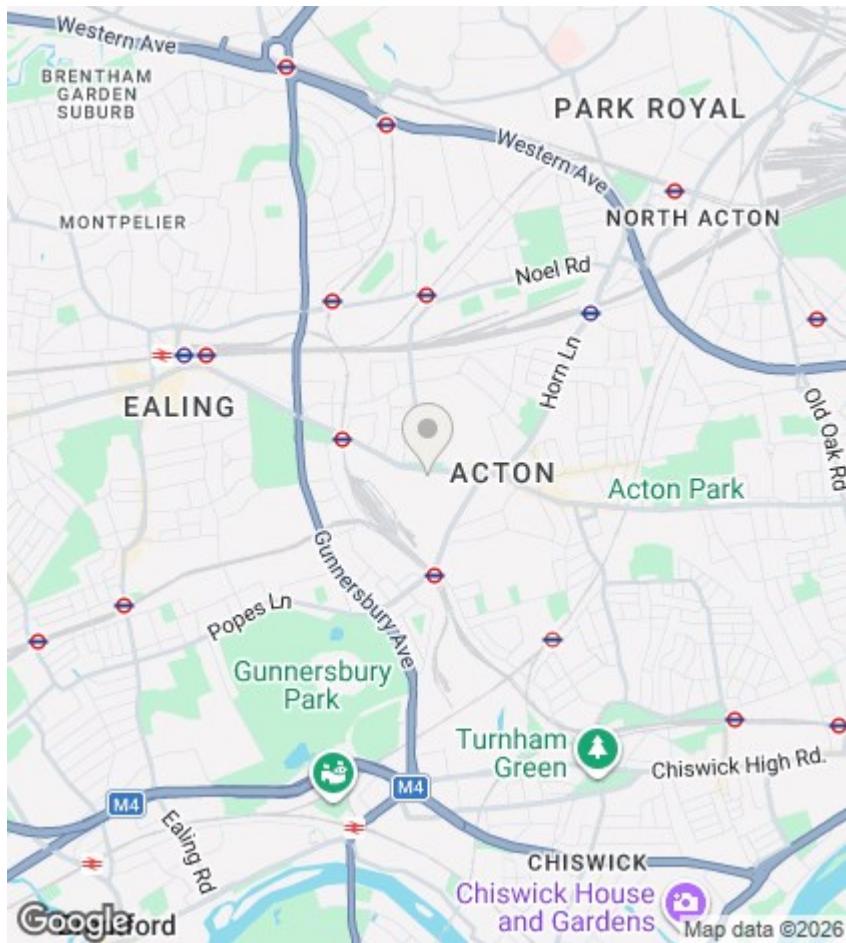


APPROX. GROSS INTERNAL FLOOR AREA: 763 SQ FT/ 71 SQM

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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.

## Directions



## Viewings

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

## EPC Rating:

B

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC