

Rolfe East



Willcott Road, W3

£450,000

- Ground floor apartment
- Long lease
- Fantastic local amenities nearby
- Cellar
- Two bedrooms
- Lawned shared garden
- Walking distance to Ealing Common tube station (District and Piccadilly Line), Acton town tube (District and Piccadilly Line)
- No chain

66 High Street, W3 6LE
020 8993 7755

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

A well presented ground floor apartment situated in a sought after road in Acton. The property can either be enjoyed in its current layout or easily converted back to a more traditional two bedroom. Further benefits include a cellar, double glazing, gas central heating and a lawned shared garden.

Willcott Road is a choice residential tree-lined street located close to Ealing Common, Ealing Broadway, and the amenities of both Gunnersbury Lane and Acton High street. There are some great schooling options nearby including as Twyford Church of England, Ark Acton Academy, and St Vincent's. Good transport links include Acton Town tube (Piccadilly & District lines), and bus routes E3 and 70 provide easy access to Chiswick and Ealing.

INTERNAL INSPECTION HIGHLY RECOMENDED! MUST SEE! CHAIN FREE!

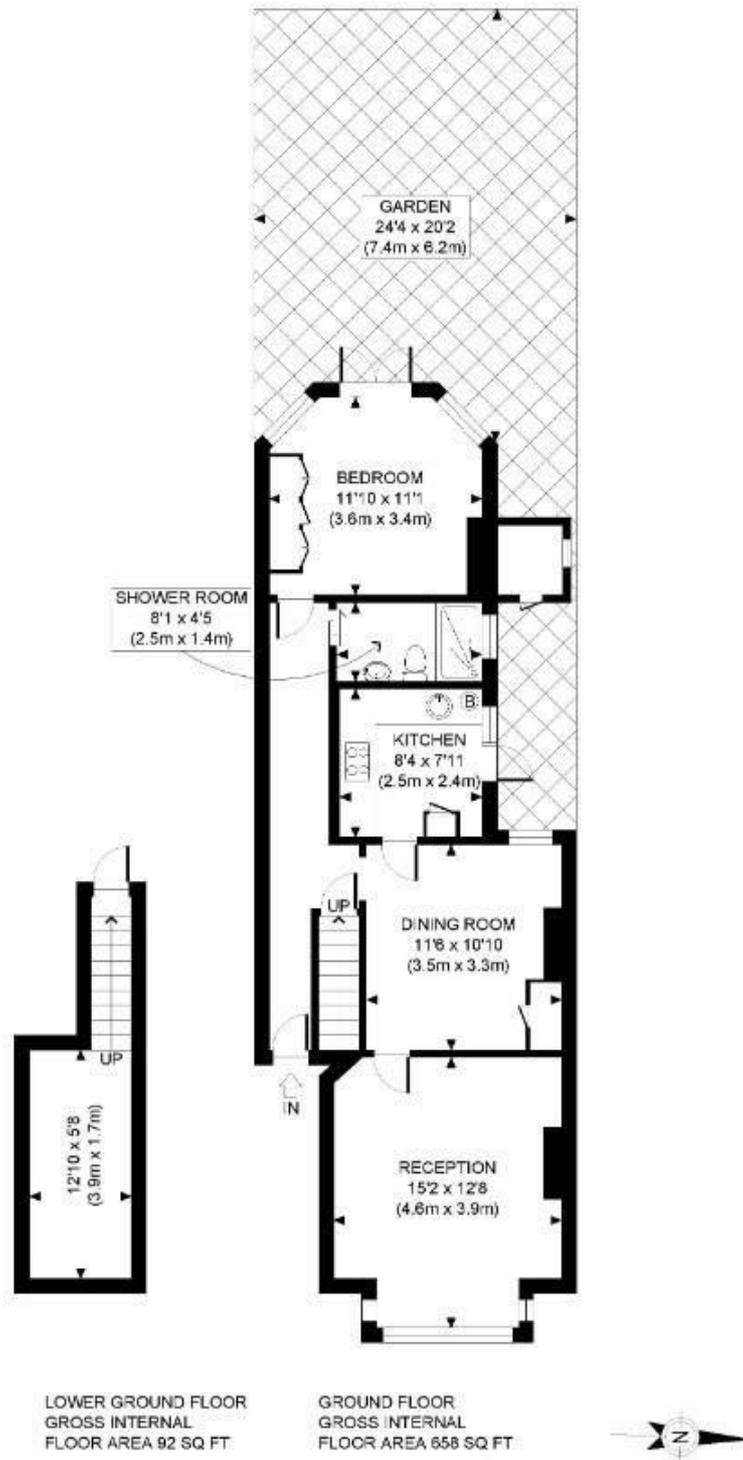


Council Tax Band: D







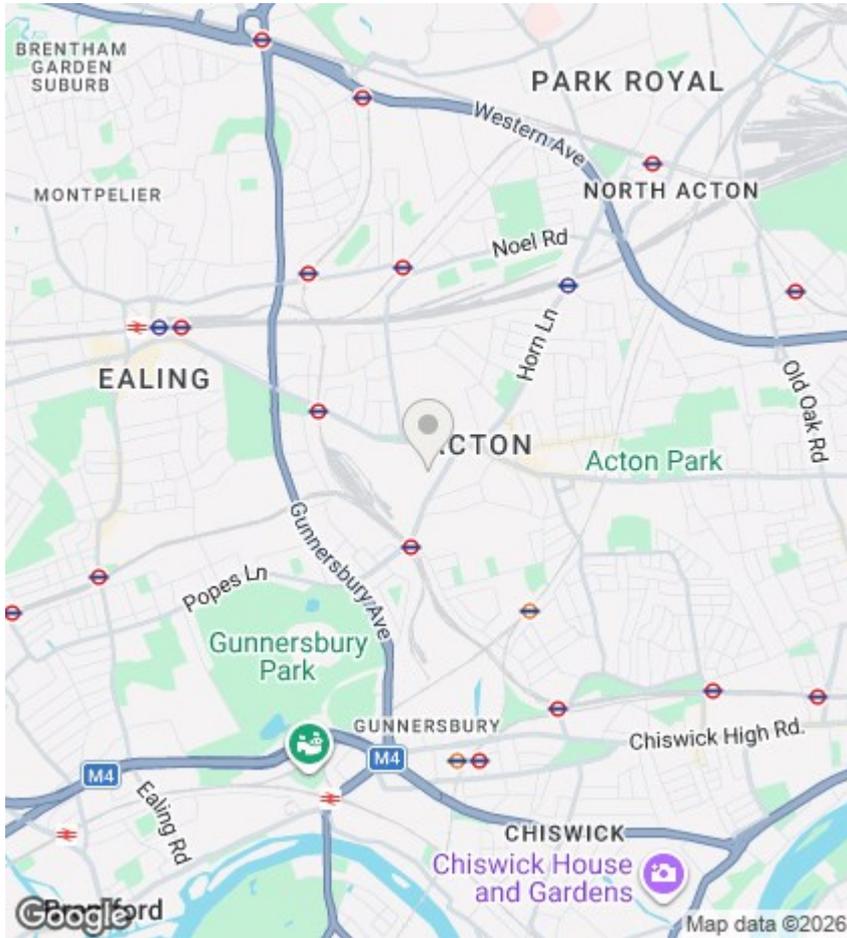


APPROX. GROSS INTERNAL FLOOR AREA: 750 SQ FT/ 70 SQM



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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	