

# Rolfe East



Taylors Green, W3

£1,000,000

- A large 4 bed house located on a corner plot and two self contained apartments
- Off street parking for two cars
- Fantastic transport links and amenities
- Freehold
- Huge garden area
- Further potential for extension S.T.P.P.
- Ideal for a large family or investment

A large four bedroom house located on a corner plot and two self contained apartments! There is further potential to extend S.T.P.P. The property further boasts a huge garden area, with an outbuilding and off street parking for two cars. This is a perfect opportunity for a large family or rental investment.

Taylors Green superbly located in the heart of East Acton with easy access provided to East Acton tube (Central line), and the forthcoming HS2 line. There are a range of good amenities on the nearby Old Oak Common Lane as well as local bus routes. John Perryn primary school is also approximately a 5 minutes walk from the property. Please contact Rolfe East to arrange your viewing on 020 8993 7755.

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Council Tax Band: C



# Taylors Green

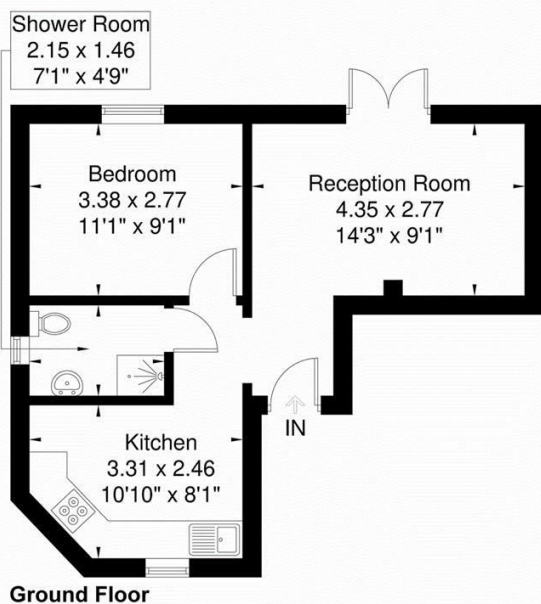
Approximate Gross Internal Area = 117.3 sq m / 1261 sq ft  
 Outbuilding = 13.1 sq m / 141 sq ft  
 Total = 130.4 sq m / 1402 sq ft



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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## Taylors Green

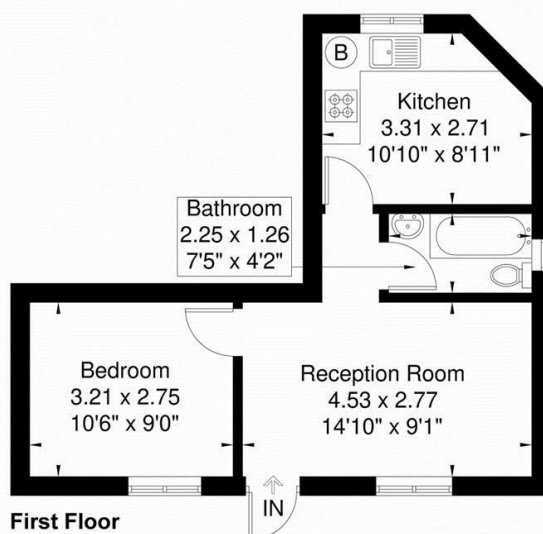
Approximate Gross Internal Area = 37.8 sq m / 406 sq ft



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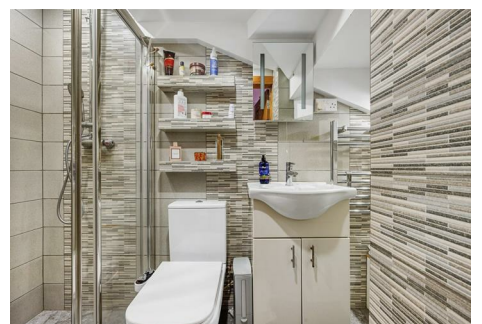
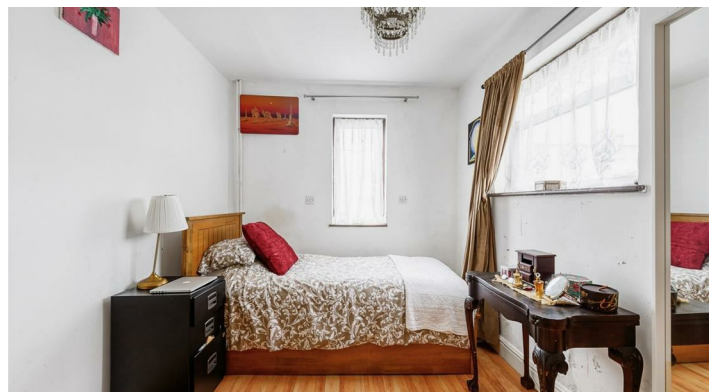
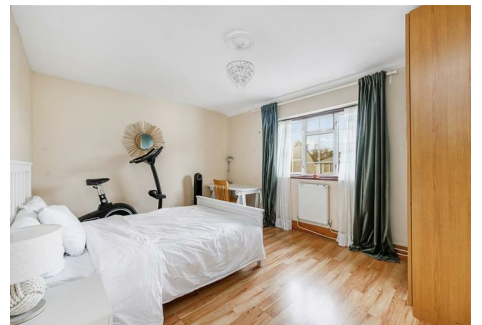
## Taylors Green

Approximate Gross Internal Area = 35.1 sq m / 377 sq ft

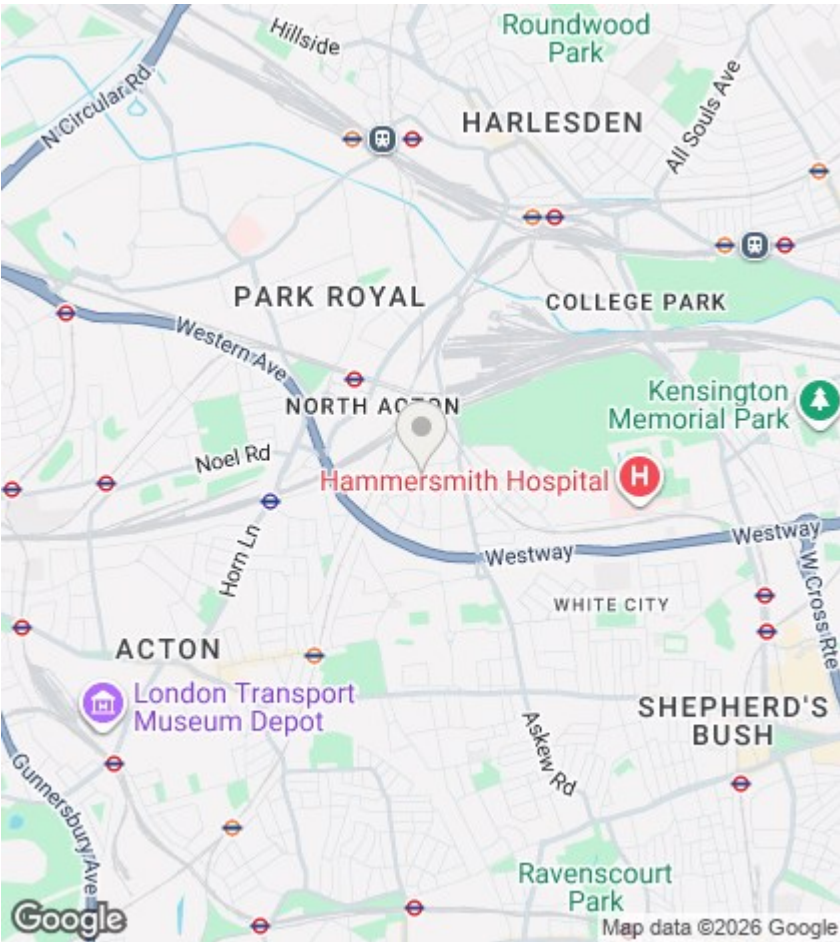


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## Directions



## Viewings

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

## EPC Rating:

| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) A                                 |                                                                                                               |           |
| (81-91) B                                   |                                                                                                               |           |
| (69-80) C                                   |                                                                                                               |           |
| (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  |           |