

# Rolfe East



## Bromyard Avenue, W3

£300,000

- Spacious one double bedroom apartment
- Well-proportioned living accommodation throughout
- East Acton Underground Station and Acton Central are within easy access
- Ideal for first-time buyers or investors
- Recently renewed lease
- Moments from Acton Park and green open spaces
- Acton Main Line Station close by offering Elizabeth Line access
- First floor with lift access
- Short walk to Churchfield Road's cafés and amenities
- Benefits from off-street parking and separate private storage unit

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020 8993 7755

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

Holsgrove Court is ideally located just moments from the open green spaces of Acton Park and the vibrant Churchfield Road, with Askew Road also just a short five-minute walk away. The property benefits from excellent access to a wide range of amenities, including Westfield Shopping Centre and the extensive selection of shops, cafés, bars and restaurants along Uxbridge Road in Shepherd's Bush.

This well-presented one double bedroom apartment is set within a highly sought-after location in Acton. The property offers generous and well-balanced living accommodation, featuring a large, bright and airy reception room, finished in good condition throughout. Additional benefits include convenient off-street parking and a separate private storage unit.

The apartment is superbly positioned within easy reach of East Acton Underground Station (Zone 2, Central Line), while Acton Main Line Station (Elizabeth Line) is also within easy reach, providing fast and direct connections into Central London and beyond.

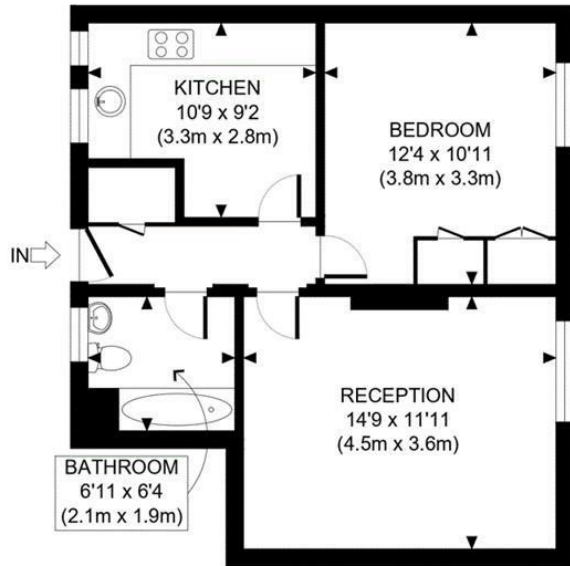
This is an excellent opportunity for first-time buyers and investors alike, combining space, convenience and outstanding transport links in a desirable West London location.



Council Tax Band: B







FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 507 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 507 SQ FT/ 47 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.

PROPERTY PHOTO PLANS .CO.UK  
HEL. STEP SHIP FOR PROPERTIES MARKETING

## Viewings

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

## Council Tax Band

B

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>	73	80	
(55-68) <b>D</b>			
(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	