



Rolph Court, Kenneth Way, W5

A beautifully presented one bedroom apartment offering a generous 583 sq ft of bright and airy dual-aspect living space

The property offers well-proportioned accommodation throughout, beginning with a bright and welcoming kitchen/living room providing ample space for both relaxing and dining. The contemporary fitted kitchen features modern cabinetry and practical worktop space, while the double bedroom provides comfortable accommodation. A modern bathroom and excellent storage further enhance the apartment's practicality.

A particular highlight is the winter garden, providing a versatile additional space to enjoy throughout the year, whether used as a peaceful retreat, reading area or an extension of the living space.

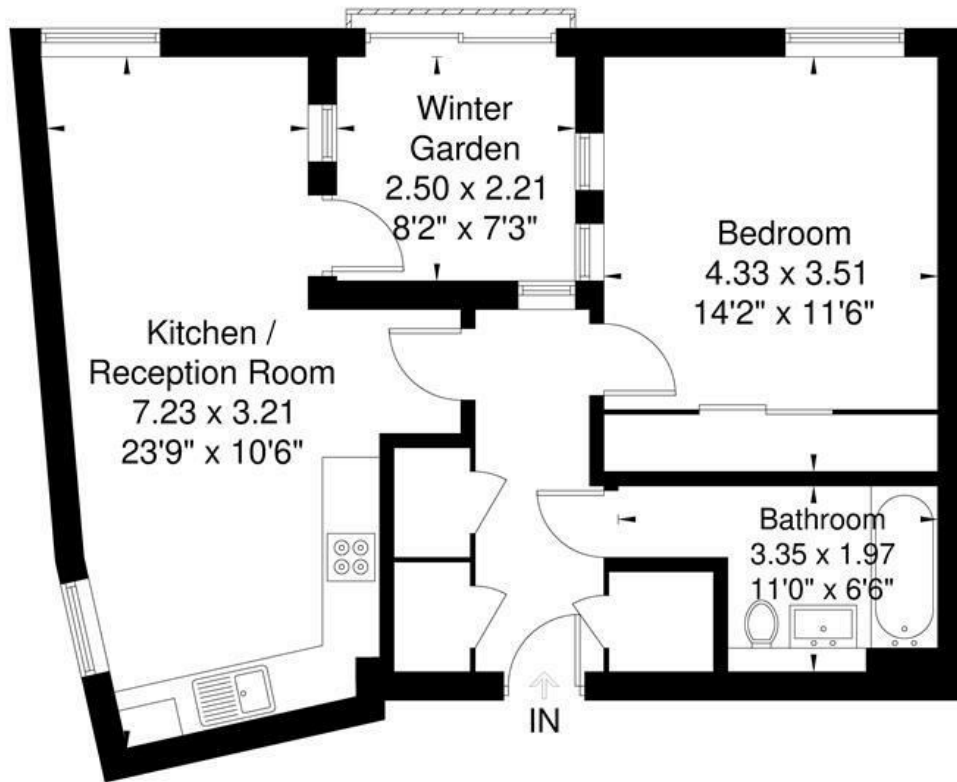
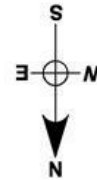
Further benefits include low service charges helping to keep ongoing ownership costs manageable, and an allocated parking space providing valuable convenience for residents.

- One Double Bedroom
- Allocated Parking
- Modern Build
- High Spec Finish
- Lift
- Great Transport Links

£385,000

Relph Court

Approximate Gross Internal Area = 54.2 sq m / 583 sq ft
 Winter Garden = 6.6 sq m / 71 sq ft
 Total = 60.8 sq m / 654 sq ft



Fifth Floor

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	