

# Rolfe East



Uxbridge Road, W12

£675,000

- Exquisitely refurbished two-bedroom garden apartment
- Finished to an exceptional, turnkey standard
- Prime location moments from Askew Road's gastro-pubs, artisan bakeries, and cafés
- Long lease
- Stunning parquet flooring throughout
- Private entrance offering a rare sense of exclusivity
- Superb transport links with multiple bus routes and Underground stations within walking distance
- No chain

A beautiful two-bedroom garden apartment, refurbished to an exceptional standard and offering a refined balance of elegance, comfort, and contemporary design. Accessed via a private entrance, this outstanding residence delivers a sense of exclusivity rarely found in apartment living.

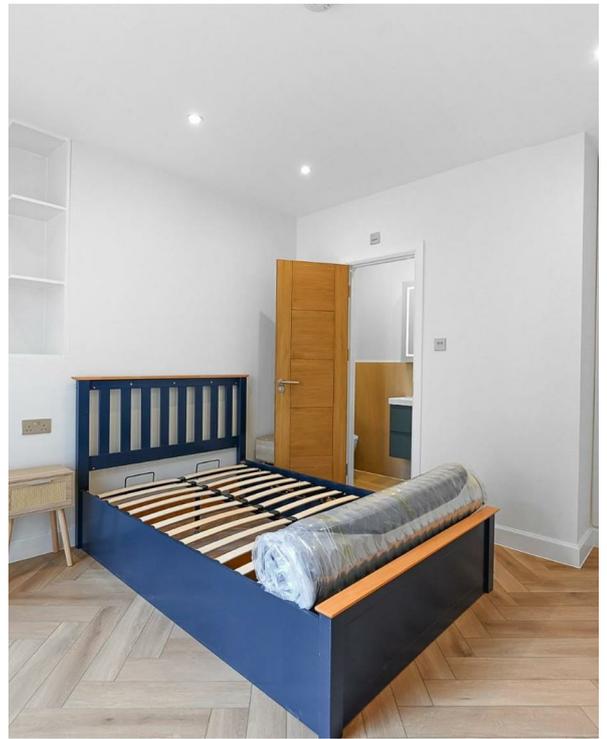
The interior showcases exquisite parquet flooring throughout, setting a tone of understated luxury and complementing the well thought out finishes. A brand new fully fitted kitchen and two impeccably designed bathrooms further enhance the home, while generous living space ensures both style and practicality are seamlessly achieved. Direct access to a private garden provides a tranquil outdoor retreat, ideal for entertaining or quiet relaxation.

Perfectly positioned just moments from the vibrant Askew Road, the property enjoys immediate access to an array of gastro-pubs, artisan bakeries, and independent cafés. Excellent green spaces, highly regarded schools, and superb transport connections—including multiple bus routes and Underground links—are all within easy walking distance. An exceptional opportunity to acquire a turnkey home of outstanding quality. Early inspection is highly recommended.

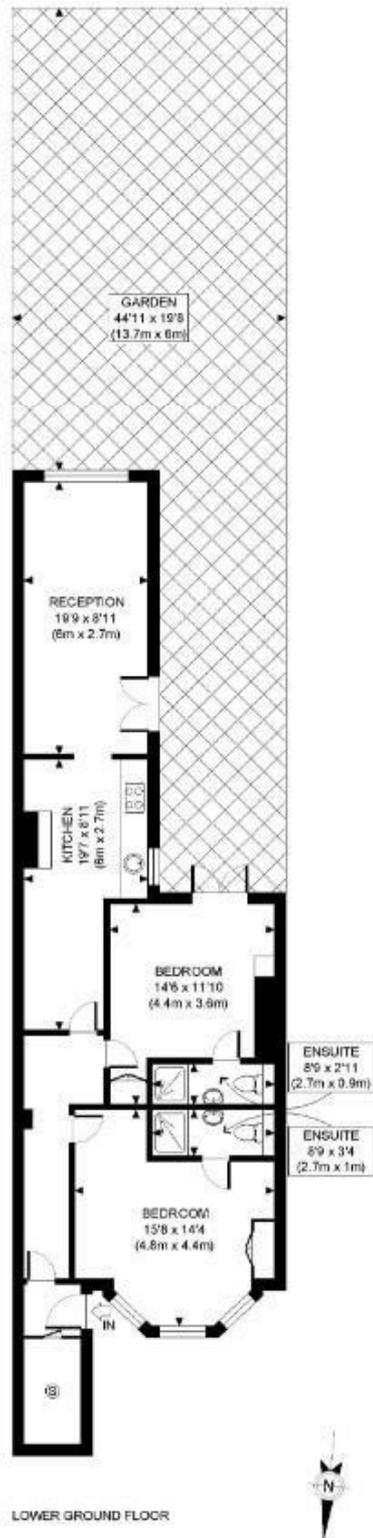


Council Tax Band: E









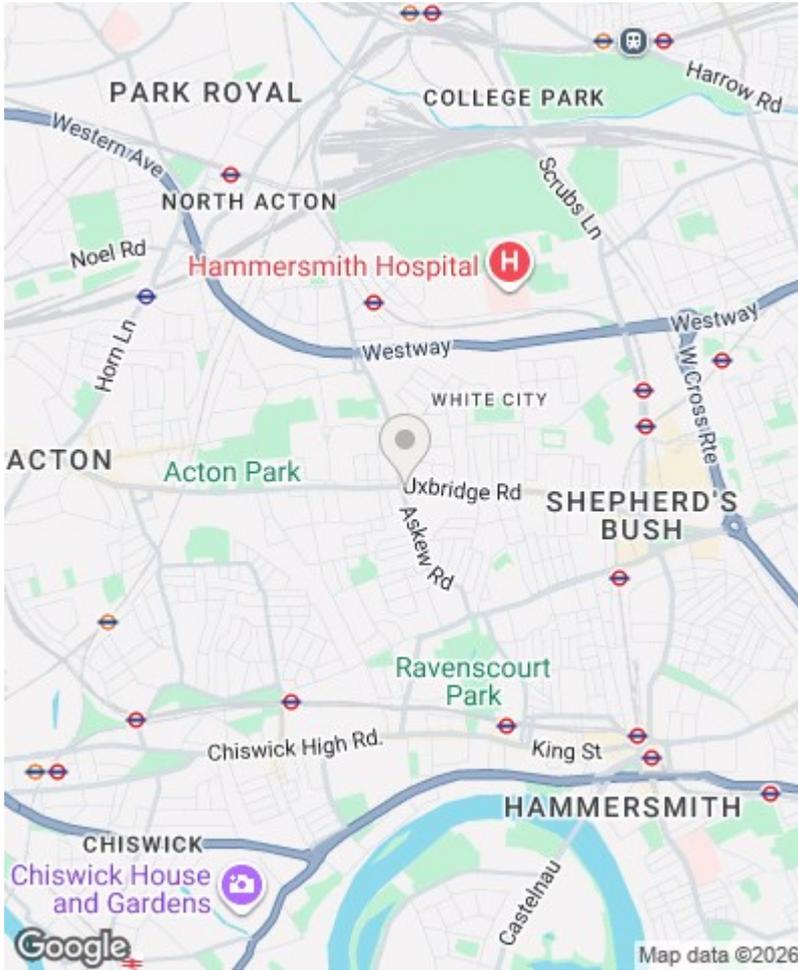
LOWER GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA. 884.8 SQFT /82.2 SQM

## Rolfe East

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:

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