

Rolfe East



Cloister Road, W3

£425,000

- Three-bedroom, two-bathroom split-level apartment
- Underfloor heating
- Access to communal garden
- Long lease
- Excellent transport links including Elizabeth Line and Central Line stations within walking distance
- Set over two spacious and well-appointed floors
- Plenty of natural light throughout
- Residential parking available
- Offered to the market with no onward chain

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020 8993 7755

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

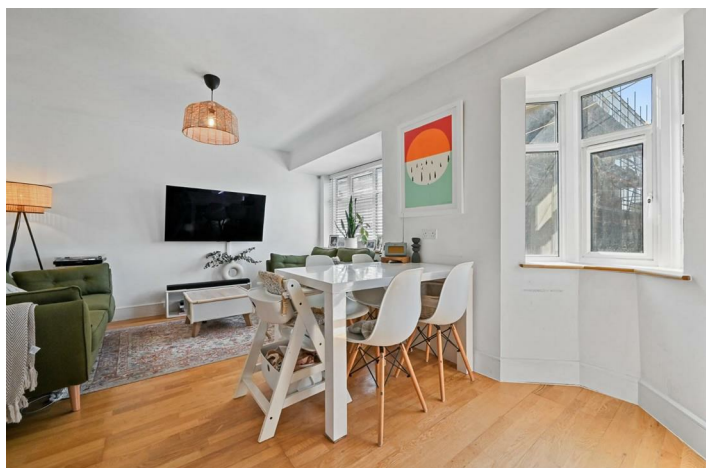
A beautifully presented three-bedroom, two-bathroom split-level apartment, ideally positioned on a lovely residential road in Acton. Arranged over two floors, this spacious home is filled with plenty of natural light, creating a bright and airy living environment throughout. The property further benefits from underfloor heating, access to communal garden and a long lease.

Perfectly located, the apartment is within a short distance of the open green spaces of North Acton Playing Fields. Excellent transport links are nearby, including Acton Main Line (Elizabeth Line) and both North Acton and West Acton stations (Central Line), all within walking distance. The area is also well served by some great local schools.

For motorists, the A40 provides convenient access into Central London and beyond. Offered to the market with no onward chain.



Council Tax Band: C









FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 499 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES STORAGE 271 SQ FT
FLOOR AREA WITHOUT EAVES STORAGE 244 SQ FT

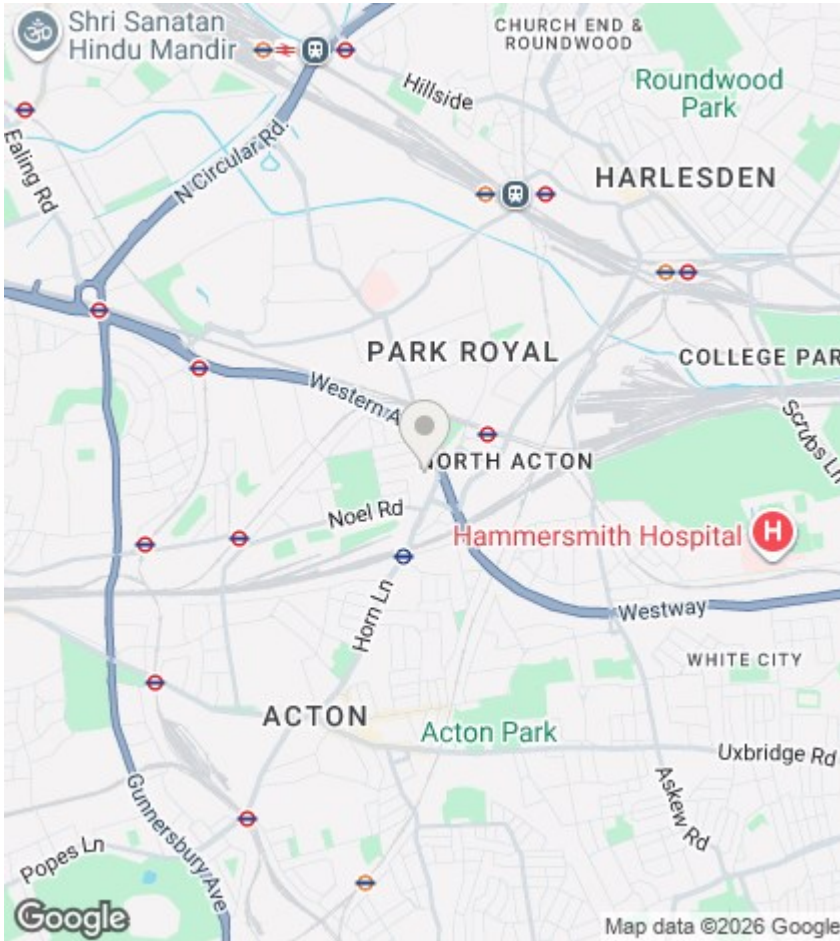


APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 770 SQ FT/ 72 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 743 SQ FT/ 69 SQM

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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 | | | |
| (55-68) D | | 67 | 72 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |