

# Rolfe East



Mansell Road, W3

£200,000

- Studio Apartment
- Ground floor
- Walking distance to Churchfield Road, Chiswick High Road, Acton High street, and the amenities of Acton Lane
- No chain
- Off Street Parking allocated parking
- Fantastic transport links
- New lease on completion

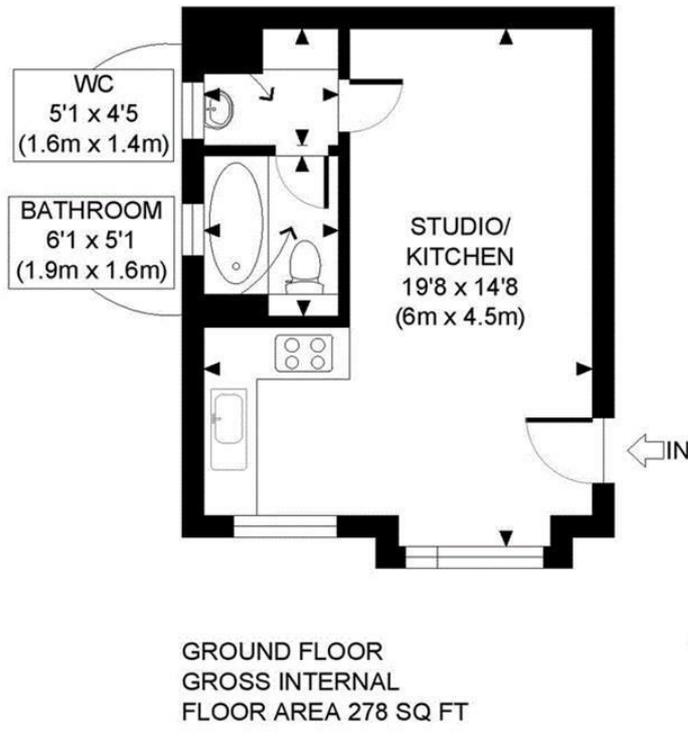
**NEW LEASE ON COMPLETION!** A beautifully presented ground floor studio apartment set in a purpose-built development close to the large green open space of Southfield Park. The property comprises of modern kitchen, bathroom, double glazed windows, combined living / sleeping area, and off-street parking with a permit. The studio is surrounded by a nice, landscaped garden and is walking distance to Southfield Recreation Ground.

Mansell Road is well placed for easy access to Churchfield Road, Chiswick High Road, Acton High street, and the amenities of Acton Lane. Transport links include E3 bus route, Acton Central station (Overground), Turnham Green station (District line), and South Acton station (Central line). For more information, please contact Rolfe East on 020 8993 7755.

 0  1  1  D

Council Tax Band: B





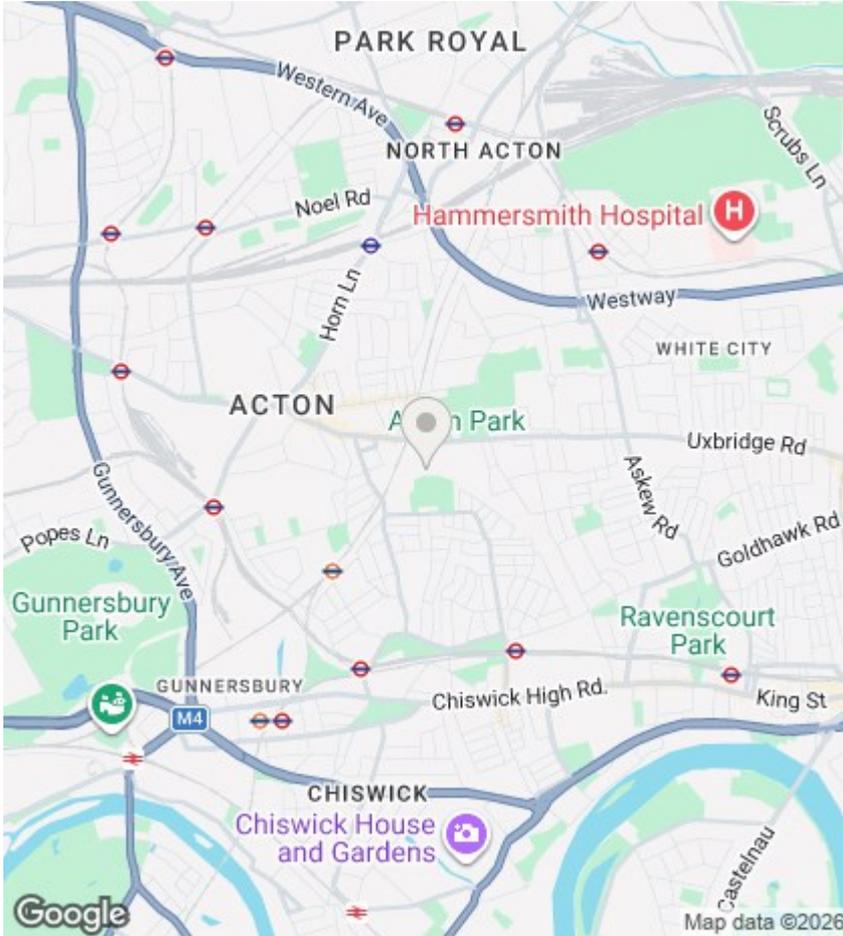
APPROX. GROSS INTERNAL FLOOR AREA: 278 SQ FT/ 26 SQM

**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.

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## 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			79
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	