

# Rolfe East



## Mozart Gardens, W3

Offers In Excess Of £350,000

- Modern first-floor one-bedroom apartment, with approx. 605 sq. ft. of internal living space
- Private balcony overlooking residents' gardens
- Secure, purpose-built development (circa 6 years old)
- Outstanding transport links: Central Line & Elizabeth Line (Zone 2/3)
- MVHR ventilation system
- Large 25' open-plan kitchen and reception room - Stylish Paula Rosa Manhattan kitchen with integrated AEG appliances
- Excellent storage including utility and multi-use cupboards
- Low service charges
- Close to local amenities, green spaces, Westfield White City
- Easy access to A40 and M4

A modern and spacious one-bedroom apartment located on the first floor of a secure, purpose-built development, offering approximately 605 sq. ft. of internal living space. The property comprises a large open-plan kitchen and reception room with integrated AEG appliances, high ceilings and Amtico flooring, leading onto a private balcony with views over the communal gardens.

Further accommodation includes a generous double bedroom with built-in wardrobes, a contemporary family-sized bathroom, MVHR ventilation system, and excellent storage throughout. The development is approximately six years old and benefits from low service charges.

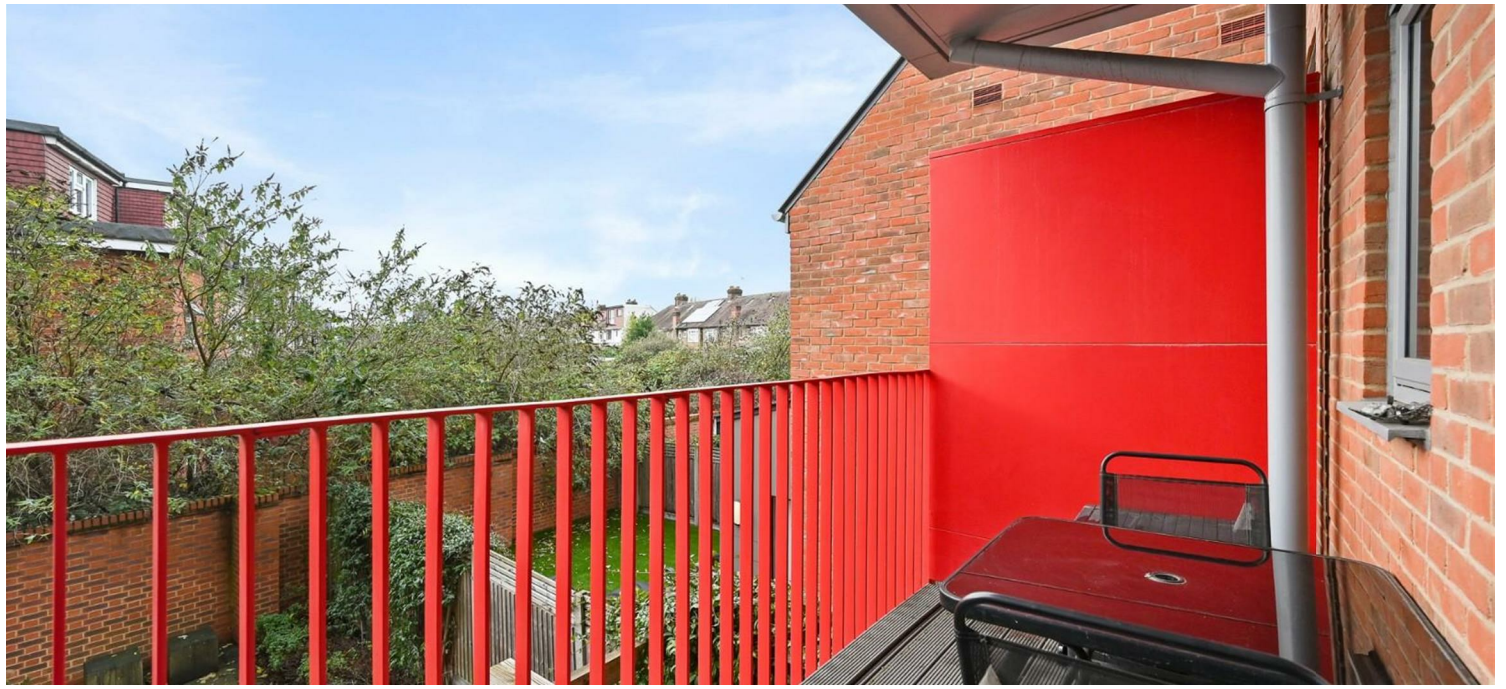
Ideally located for transport links including North Acton, West Acton and East Acton (Central Line), as well as Acton Main Line (Elizabeth Line). Close to local amenities, green spaces, supermarkets, Westfield White City, and with easy access to the A40 and M4. An excellent opportunity for both owner-occupiers and buy-to-let investors.



Council Tax Band: C













APPROX. GROSS INTERNAL FLOOR AREA: 605 SQ FT/ 56 SQM

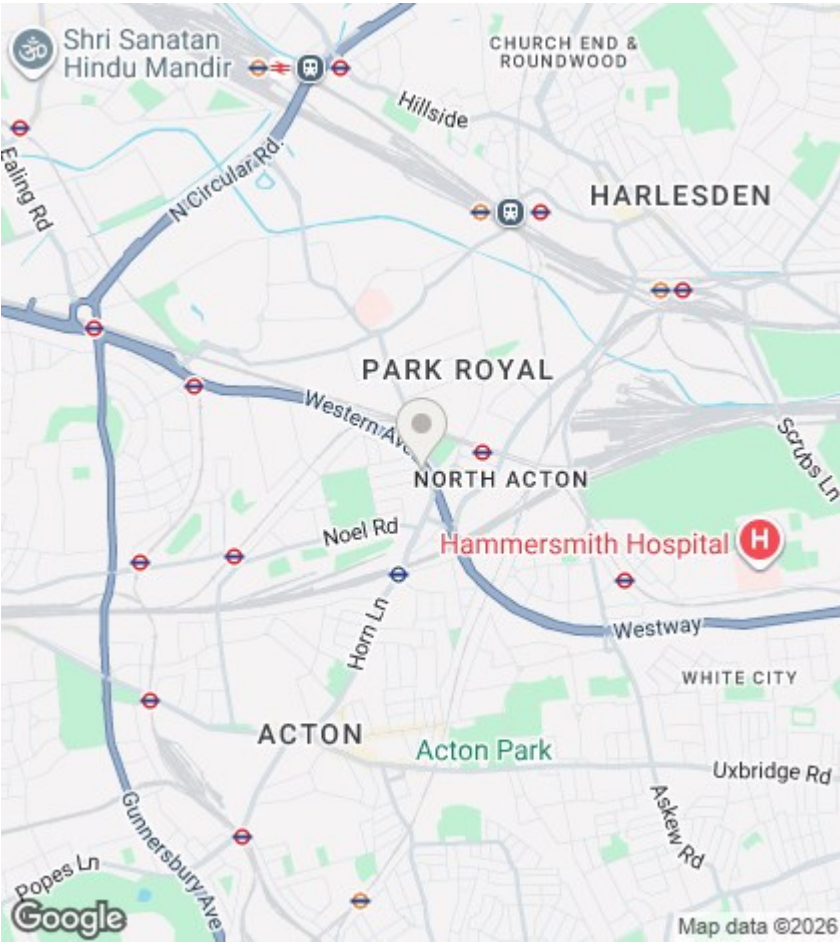
**Rolfe East**

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.

**PROPERTY PHOTO PLANS** COOK  
WE LIST AND FOR FURTHER SERVICES



## Directions



## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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	