

# Rolfe East



**Perryn Road, W3**

**£425,000**

- A well presented two-bedroom apartment
- Set within a period building
- Close to East Acton Tube, Acton Central & Elizabeth Line
- No chain
- Allocated off street parking
- Bright throughout with high ceilings
- Share of freehold
- Sought-after road
- Moments from Churchfield Road
- Direct access to communal garden

66 High Street, W3 6LE  
020 8993 7755

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

A well-presented two-bedroom apartment located on one of Acton's most desirable roads. Set within an impressive period building, the property offers excellent living space with a large open-plan living/kitchen area. The apartment benefits from ample natural light, high ceilings, and direct access to a large well maintained communal garden. Further benefits include, a share of freehold and allocated off-street parking.

Ideally positioned just moments from the popular Churchfield Road, offering a variety of artisan bakeries, independent coffee shops, and gastro pubs. Excellent transport links are close at hand, including East Acton Tube (Central line), Acton Central (Overground) and the Elizabeth Line at Acton Main Line station, both within easy walking distance, as well as numerous bus routes. Perry Road is also within walking distance of attractive green open spaces and well-regarded local schools.

Offered to the market with no onward chain. Early viewing is highly recommended.



Council Tax Band: D







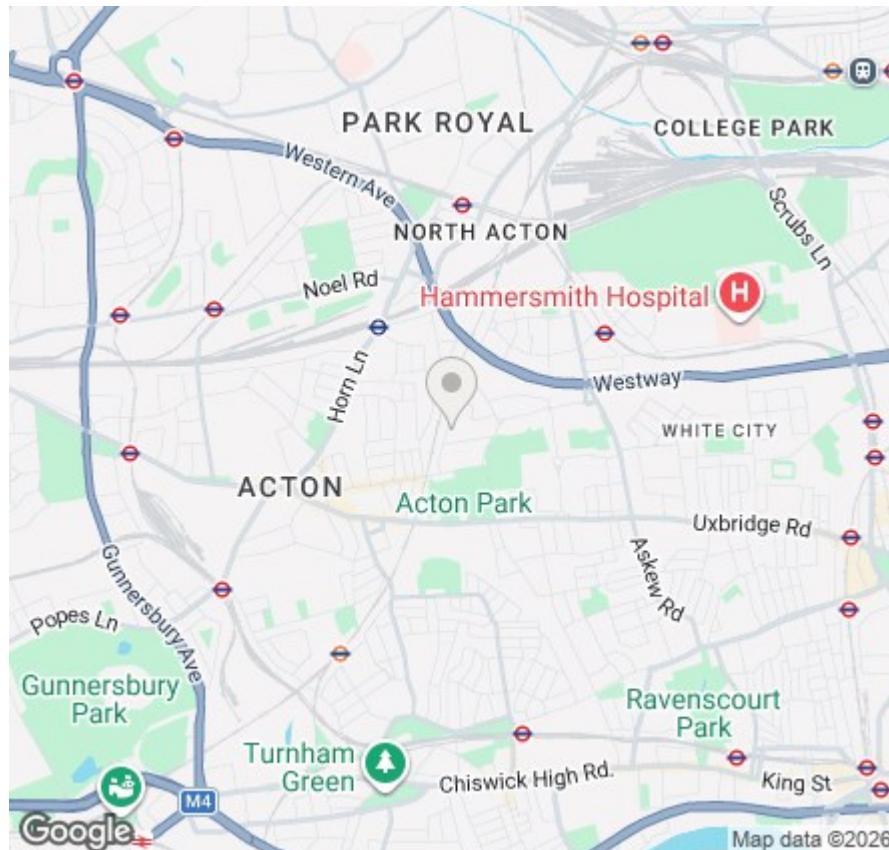


APPROX. GROSS INTERNAL FLOOR AREA: 572 SQ FT/ 53 SQM

### 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.

### Energy Efficiency Rating

|                                                    | Current | Potential               |
|----------------------------------------------------|---------|-------------------------|
| <i>Very energy efficient - lower running costs</i> |         |                         |
| (92 plus) A                                        |         |                         |
| (81-91) B                                          |         |                         |
| (69-80) C                                          |         | 76                      |
| (55-68) D                                          | 66      |                         |
| (39-54) E                                          |         |                         |
| (21-38) F                                          |         |                         |
| (1-20) G                                           |         |                         |
| <i>Not energy efficient - higher running costs</i> |         |                         |
| <b>England &amp; Wales</b>                         |         | EU Directive 2002/91/EC |
|                                                    |         |                         |