

# Rolfe East



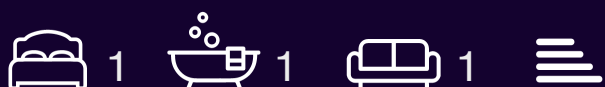
Horn Lane, W3

Guide Price £170,000

- Exclusive Retirement Home
- Secure Gated Parking
- Lift Access
- No chain
- One Double Bedroom
- Communal Gardens
- Full Wheelchair Access



THE ULTIMATE IN RETIREMENT HOME LUXURY! A beautifully presented one double bedroom apartment exclusive for those over 65 years old. This apartment is in the ideal spot being located to the rear of the building and boasts lift access, full wheelchair access, a large communal gardens and off road secure parking, uPVC double glazing windows and electric heating. It is situated off Horn Lane, central to Acton W3, and within moments of Acton Mainline Station (Elizabeth line). The block benefits from assist emergency call service, on site manager, communal lounge, visitor suite and laundry. VACANT - NO FURTHER CHAIN.



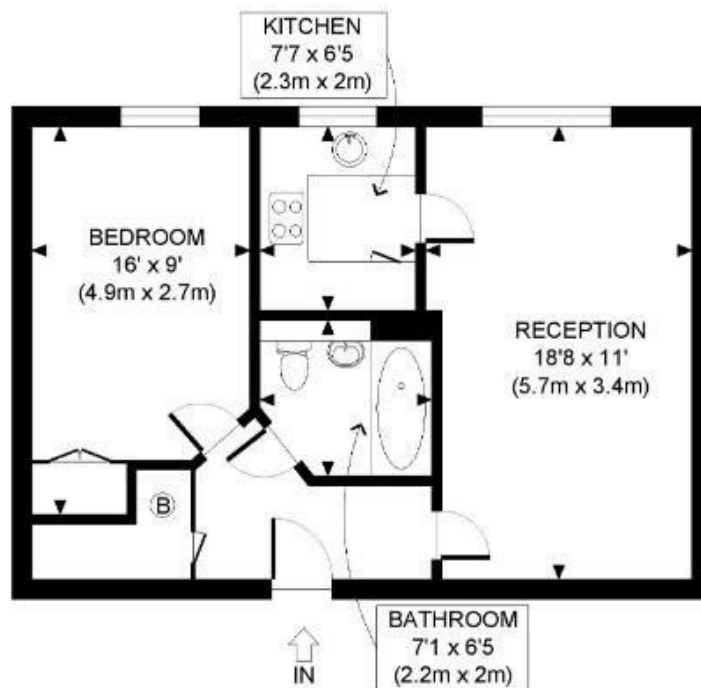
Council Tax Band: D











FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 509 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 509 SQ FT/ 47 SQM

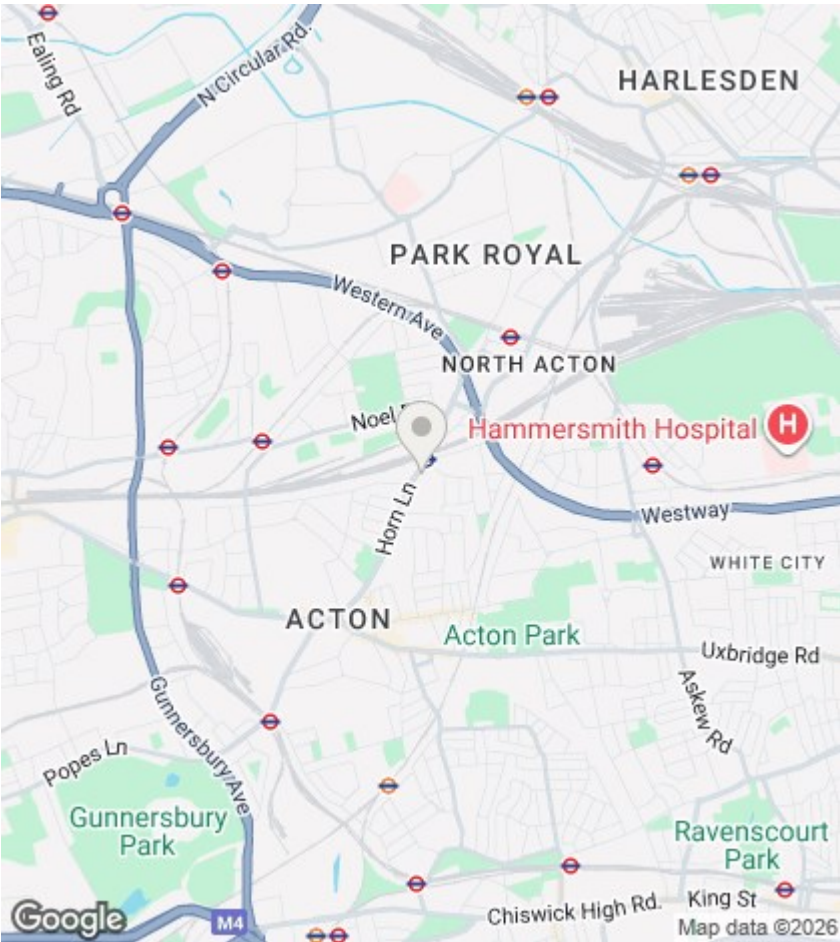
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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items 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.

**PROPERTY PHOTO PLANS**  
THE 3D PLAN FOR PROPERTY PHOTOGRAPHS



## Directions



## Viewings

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

## EPC Rating:

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