

Rolfe East



West Lodge Avenue, W3

£1,550,000

- Semi detached
- Four bathrooms (Two en-suites)
- Private west facing garden
- No chain
- Five bedrooms
- Fantastic transport links, walking distance Acton Town and Ealing Common Stations
- Garage

A well presented five bedroom semi-detached house located on premier tree lined avenue in Acton/Ealing. The property is located on a large corner plot, further boasting a west facing private garden, garage and ample storage space.

5 3 2 E

Council Tax Band: G

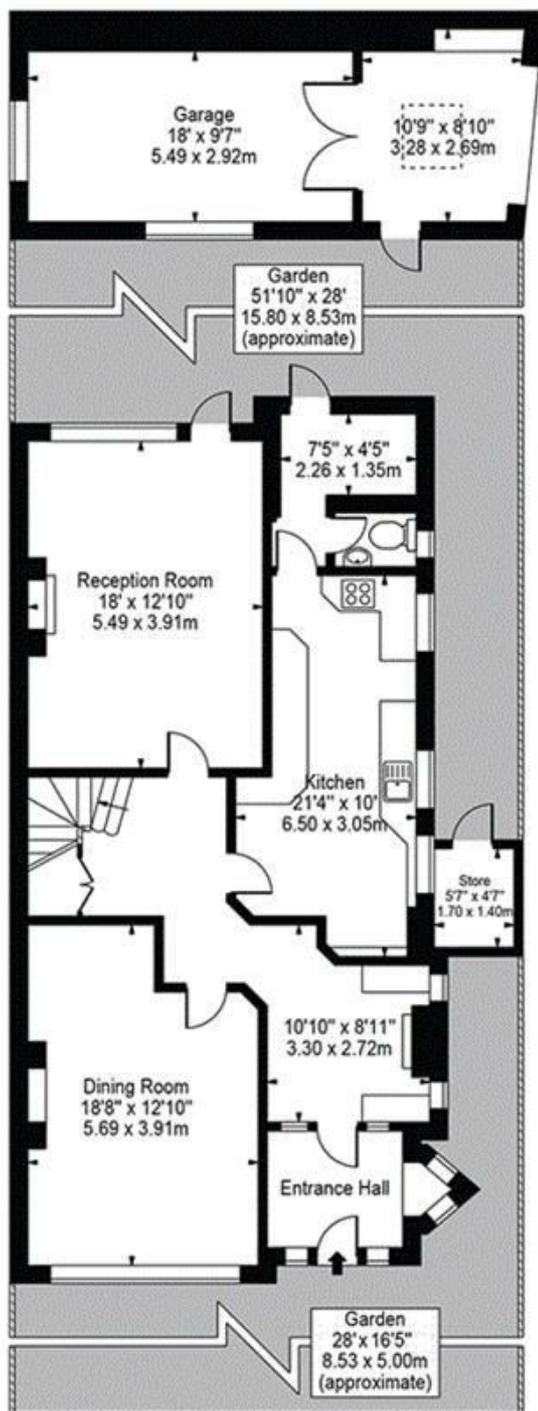


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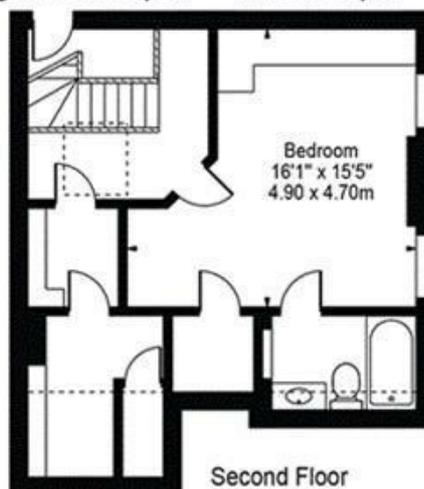
Approx. Total Internal Area 2732 Sq Ft - 253.81 Sq M
(Including Restricted Height Area & Garage)

Approx. Gross Internal Area 2426 Sq Ft - 225.38 Sq M
(Excluding Restricted Height Area & Garage)

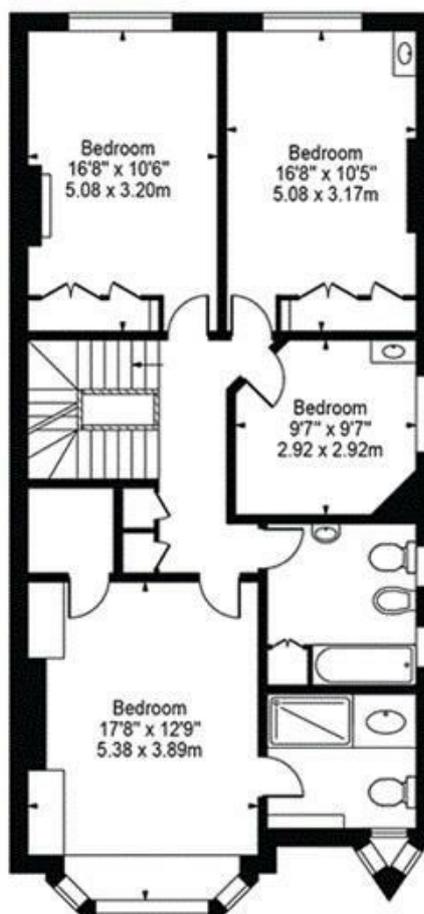
Approx. Gross Internal Area Of Garage 262 Sq Ft - 24.34 Sq M



Ground Floor



Second Floor

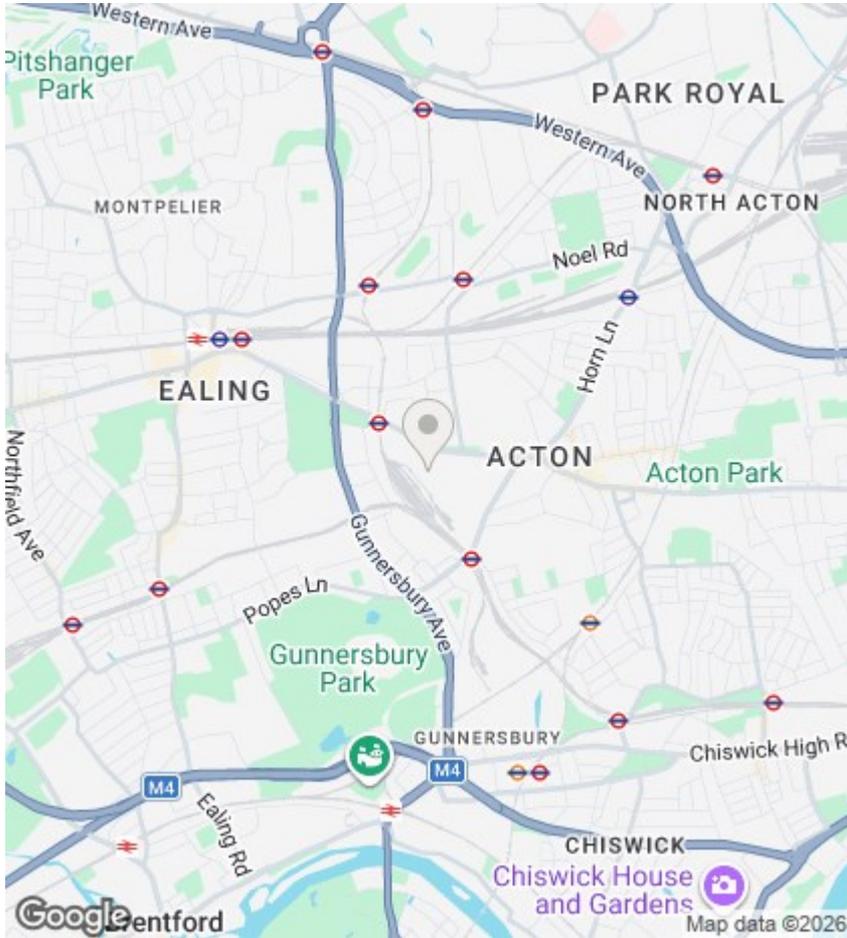


First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Directions



Viewings

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

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	