

# Rolfe East



Burnham Way, W13

£450,000

- Two double bedroom duplex
- Brand new lease
- Two Bathrooms
- Chain Free
- Large kitchen/diner
- Convenient for tube stations



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 863 SQ FT/ 80 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 765 SQ FT/ 71 SQM



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.



## Viewings

Viewings by arrangement only.  
Call 020 8579 1111 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	