

Rolfe East



Bollo Bridge Road, W3

Offers In Excess Of £400,000

- Larger than average one-bedroom apartment
- Located within the prestigious Acton Gardens development
- Large private balcony
- Beautifully presented throughout
- Approx. 5 minutes walk to Acton Town and South Acton Station
- No chain

66 High Street, W3 6LE
020 8993 7755

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

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(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		



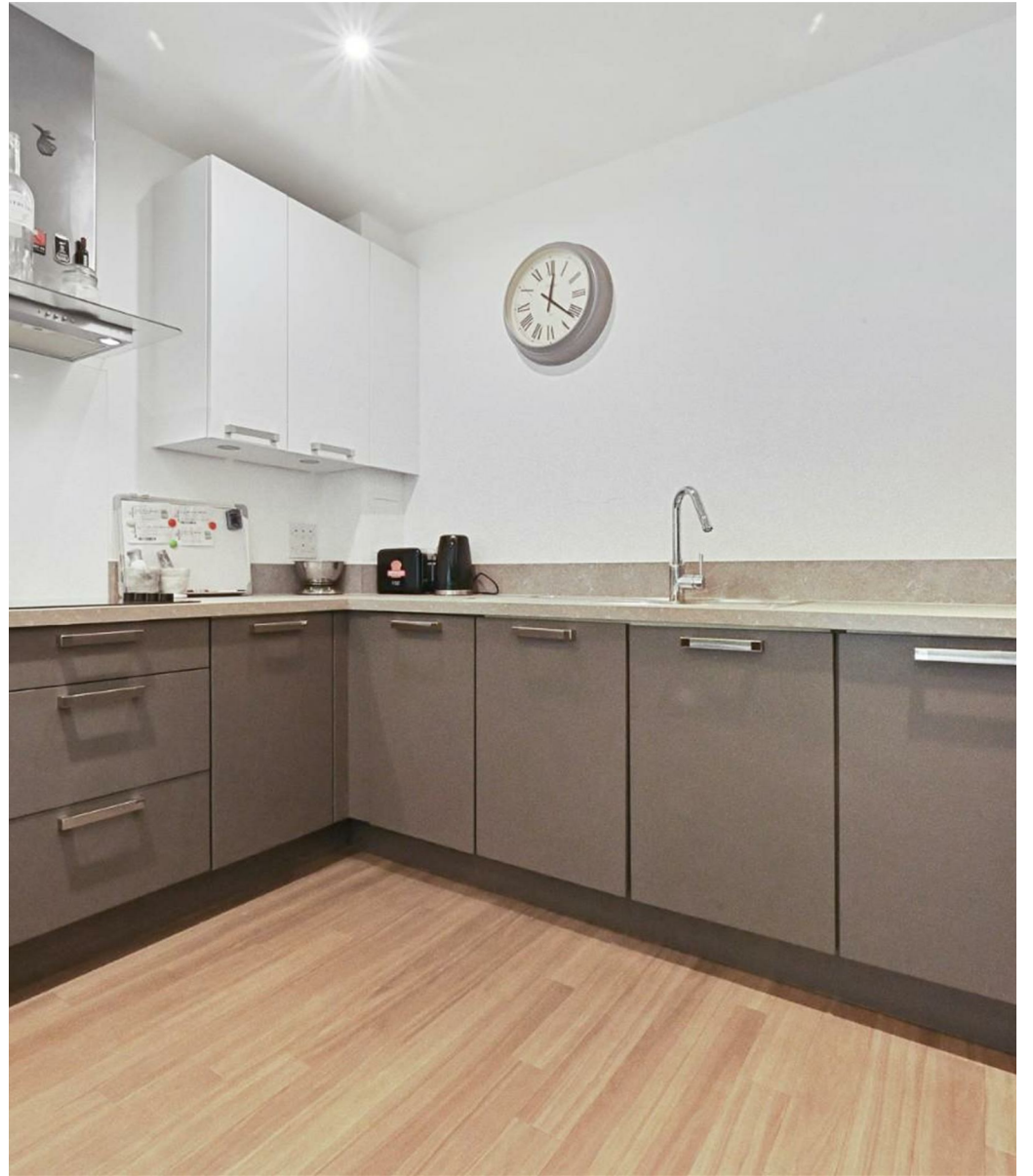
A stunning and larger than average one-bedroom apartment set within the highly sought-after Acton Gardens development. Beautifully presented throughout, this exceptional home offers contemporary living with generous proportions and plenty of natural light.

The property features a spacious reception room with direct access to a large private balcony, creating the perfect space for relaxing or entertaining. Further benefits include excellent storage throughout, a lovely family bathroom, and access to beautifully maintained communal garden areas.

Ideally positioned on the borders of Acton and Chiswick, Donne Court enjoys excellent transport links, with both Acton Town Station (Piccadilly and District lines) and South Acton Station (London Overground) within easy walking distance. Residents are also perfectly placed to enjoy the area's wide range of amenities, including artisan bakeries, independent cafés, restaurants and popular gastro pubs along nearby Acton High Street and Chiswick High Road.

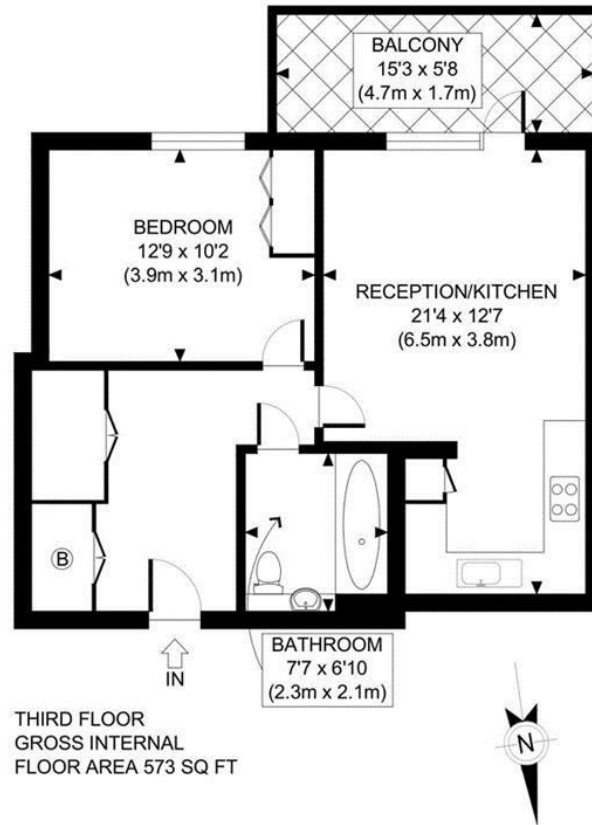
The open green spaces of South Acton Recreation Ground and Gunnersbury Park are just a short stroll away, while convenient access to the A40, A4 and M4 provides excellent connectivity to Central London and the West.

Offered to the market with no onward chain, early viewing is highly recommended. Contact Rolfe East today to arrange your viewing - 020 8993 7755









THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 573 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 573 SQ FT/ 53 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.

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