

# Rolfe East



Burlington Mews, Acton, W3 6AZ

£625,000

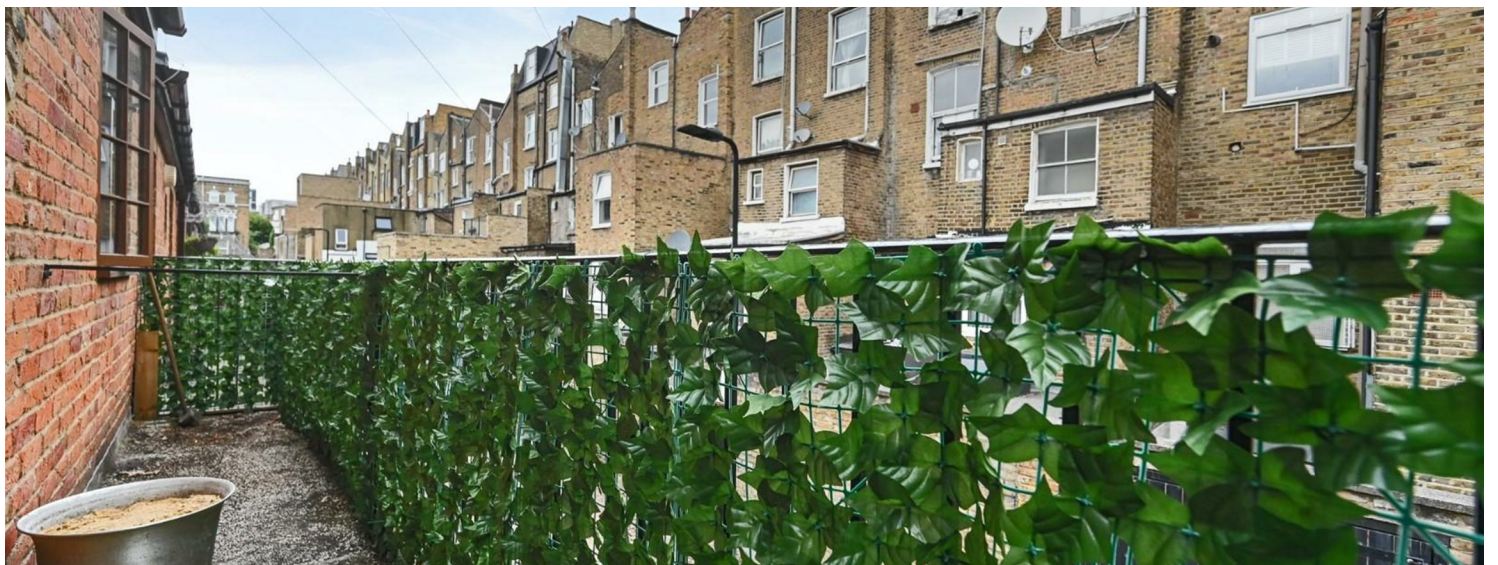
- Two bedroom FREEHOLD HOUSE
- Located on the edge of the ever trendy Churchfield road
- Potential to convert garage STPP
- No chain
- Garage
- Private balcony
- Freehold

This unique, deceptively spacious, FREEHOLD house, situated in a beautiful 'tucked-away' pocket in the heart of Acton, immediately on the edge of the cool Churchfield Road/Poets Corner area of Acton W3 with its sought-after 'out culture' and selection of trendy artisan bakeries, independent cafes, hairdressers/barbers, butchers and gastro-pubs. This two bedroom property is well presented through out and further offers a, balcony and garage, which could be converted STPP. There are also some fantastic schooling options and parks nearby. The property is only a minutes walk from Acton Central Station (Overground) and is within walking distance to the Elizabeth Line at Acton Mainline Station. NO FURTHER CHAIN.

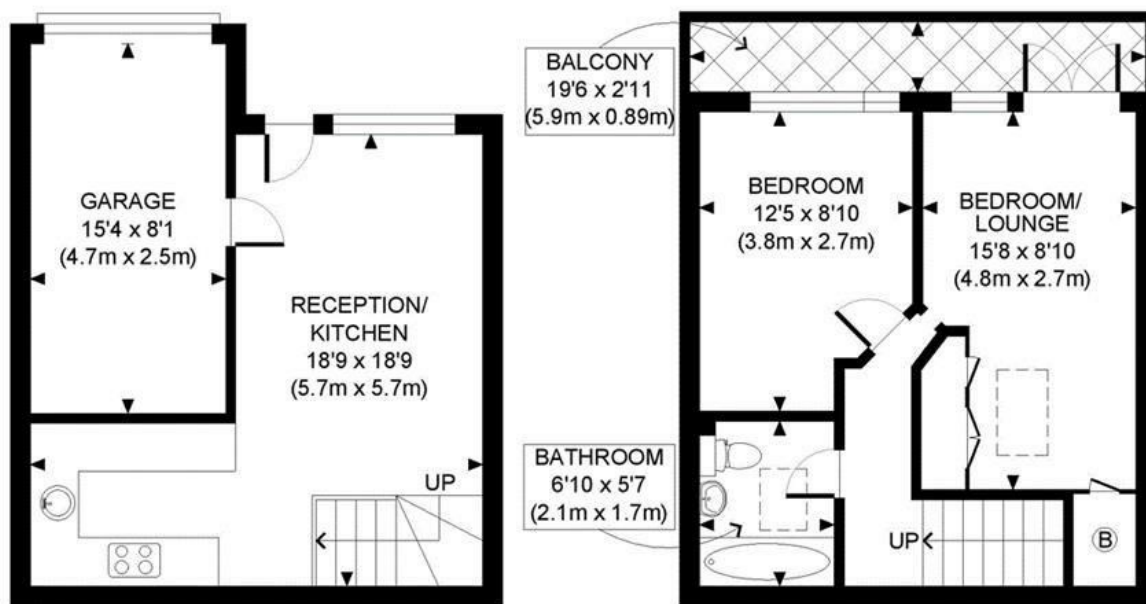
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Council Tax Band: E









**GROUND FLOOR**  
 GROSS INTERNAL  
 FLOOR AREA WITH GARAGE 382 SQ FT  
 FLOOR AREA WITHOUT GARAGE 250 SQ FT

**FIRST FLOOR**  
 GROSS INTERNAL  
 FLOOR AREA 356 SQ FT

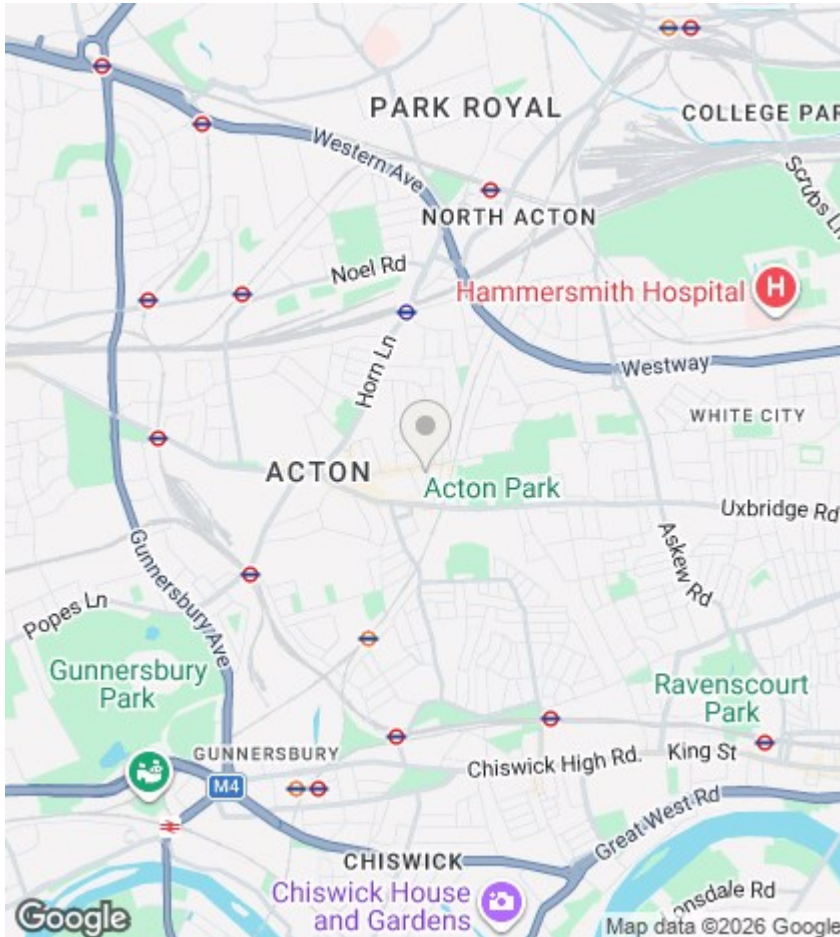


APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 738 SQ FT/ 69 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 606 SQ FT/ 56 SQM

## 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.

## EPC Rating:

D

| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   | <b>84</b> |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            | <b>63</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  |           |