

Rolfe East



Kent Avenue, W13

£475,000

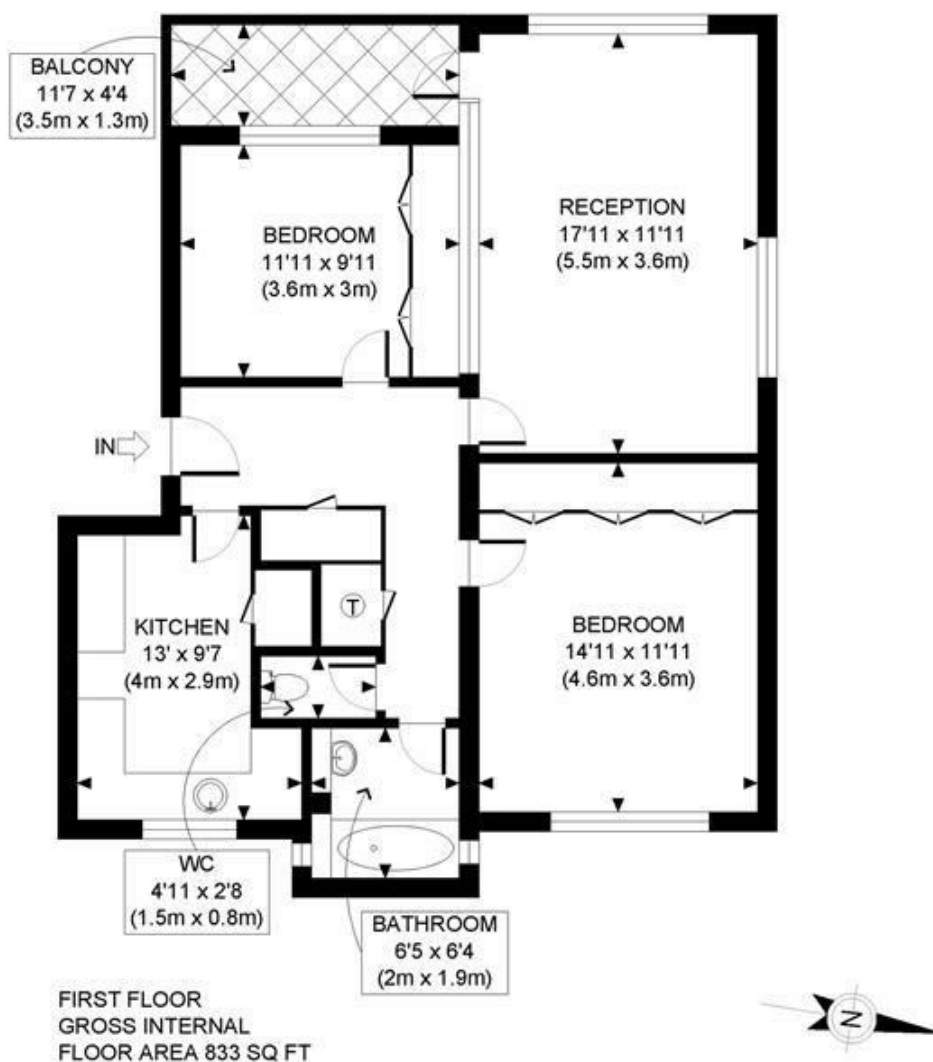
- Two double bedrooms
- Gas central heating
- Garage in adjacent block
- Share of freehold
- EPC rating: D / Council tax band: E
- First floor flat
- No upper chain
- Purpose built
- Communal gardens

Located within this highly desirable development and offered for sale with no upper chain is this two double bedroom first flat. The property requires modernisation but features a west facing balcony, garage in an adjacent block, large well maintained communal gardens and share of freehold.

 2  1  1  D

Council Tax Band: E



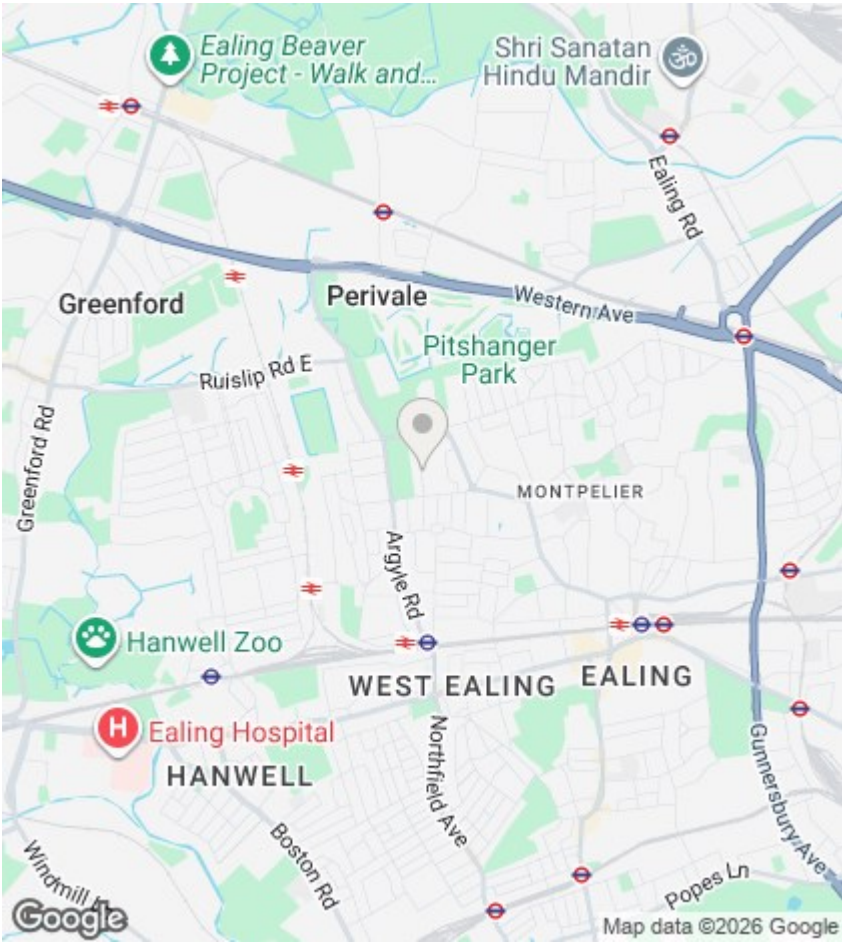


APPROX. GROSS INTERNAL FLOOR AREA: 833 SQ FT/ 77 SQM

PROPERTY PHOTO PLANS CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

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 8567 2242 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 