



Rosemont Road, W3

£655,000 *Share of Freehold*

3  1  2 

Positioned on a desirable residential road, this well presented split level home on Rosemont Road offers an excellent balance of space, light, and functionality. The standout feature is the impressive open plan kitchen, dining, and reception area, measuring over 20 ft in width, complete with a charming bay frontage that floods the space with natural light ideal for both everyday living and entertaining.

KEY FEATURES

- Split level apartment
- Period conversion
- High ceilings
- Wood floors
- Approx. 998 sq ft / 92.8 sqm
- Share of Freehold



Ealing & Acton

0208 896 0123 | ealing@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

Upstairs, the property provides three well-proportioned bedrooms, all thoughtfully arranged across the upper floor. The principal bedroom enjoys generous dimensions, while the additional rooms offer flexibility for family living, guest accommodation, or a home office. A modern family bathroom and additional cloakroom, making the layout highly suitable for growing households or professional sharers alike.

The property is presented in good condition throughout, allowing for immediate occupation while still offering scope for personalisation over time. With a Total internal floor area: 998 square feet, this home represents a strong proposition in the current market particularly given its proximity to excellent transport links including Acton Central (approx. 0.2 miles), Acton Main Line (approx. 0.4 miles), and South Acton (approx. 0.3 miles), providing swift access into Central London and beyond.





MATERIAL INFO

Tenure: Share of Freehold

Term: 142 years remaining

Service Charge: £1,391 per annum (subject to increase)

Ground Rent: Peppercorn

Council Tax Band: C

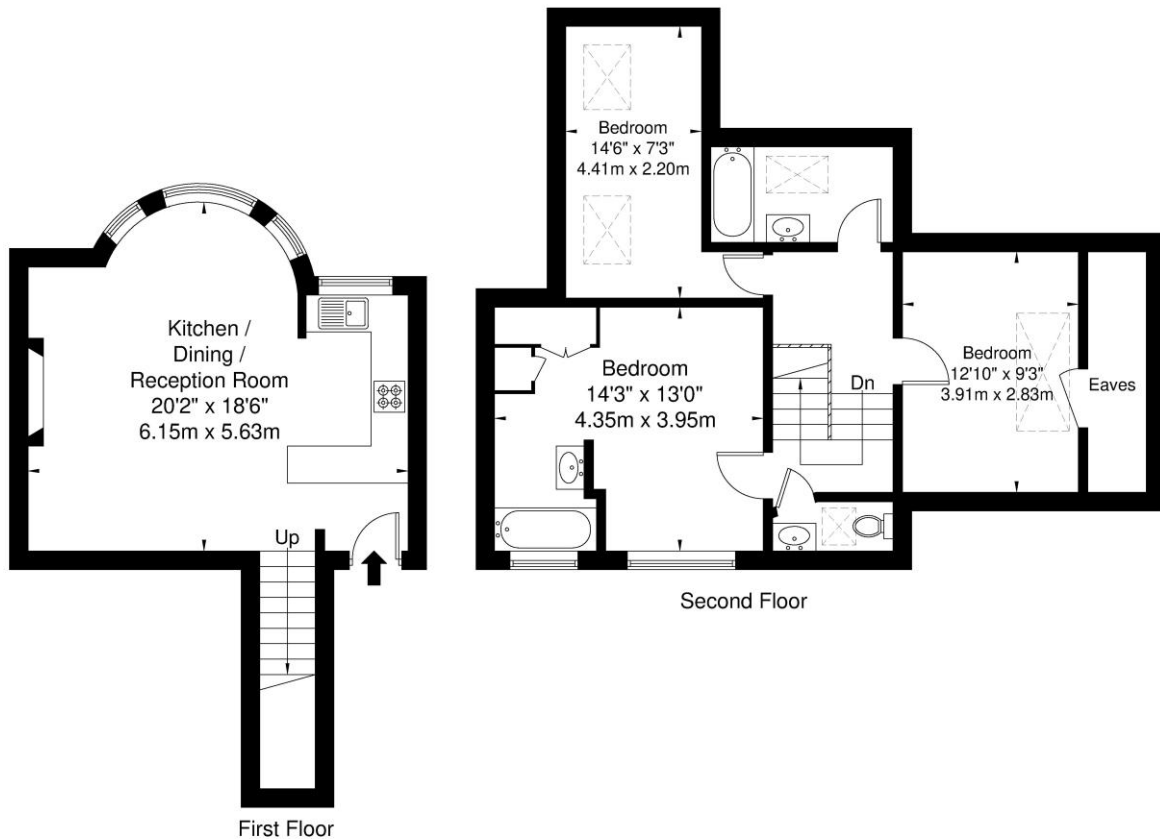
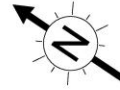
EPC rating: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Rosemont Road W3 9LY

Approx. Gross Internal Area = 92.8 sq m / 998 sq ft



Ref

Copyright **BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BLEUPLAN

Ealing & Acton

0208 896 0123 | ealing@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.