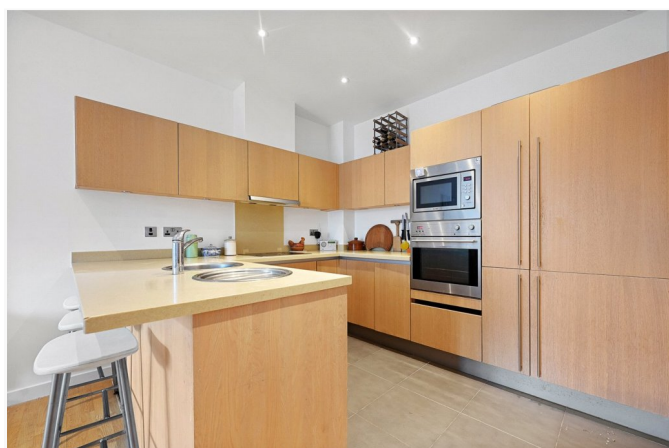




Bromyard House, Bromyard Avenue, London, W3

£450,000 Leasehold

A well presented and very spacious three-bedroom, two-bathroom flat benefitting from concierge service. Sold with no onward chain.

Reception Room | Open Plan Kitchen | 3 Bedrooms | En Suite Shower Room | Bathroom | 980 Sq Ft / 91 Sq M | Council Tax Band F | EPC Rating Band D

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LOCATION

Bromyard House is a modern private gated development, built by Berkley Homes. Local amenities include two health and fitness clubs (David Lloyd and Mode Club), a large Tesco Metro, as well as a variety of pubs and restaurants. The closest stations are East Acton, Acton Central and Acton Mainline, with numerous bus routes from The Vale.

DESCRIPTION

The property comprises entrance hall, open plan kitchen/reception room, three double bedrooms with the main bedroom benefitting from an ensuite bathroom, there is also a second bathroom as well as ample built in storage in the flat. Further benefits include concierge service and communal gardens.

Lease: 999 years from 1st January 2004

Service Charge: £5,000 pa (Cover Building Insurance, Heating + Hot Water)

Ground Rent: £500 pa (reviewed in 2 years)





LOCAL AUTHORITY
Ealing Council

TENURE
Leasehold 976 years 6 months.

PRICE: £450,000 Leasehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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APPROX. GROSS INTERNAL FLOOR AREA: 980 SQ FT/ 91 SQM



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PROPERTY PHOTO PLANS
THE WAY TO THE PROPERTY

The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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