



## Napier House, Bromyard Avenue, Acton, London, W3

£315,000 Leasehold

A beautifully presented one double bedroom apartment with private balcony, offered to the market with no onward chain.

Reception Room | Open Plan Kitchen | Bedroom | Bathroom | Balcony | 462 Sq Ft / 48 Sq M | Council Tax Band C | EPC Rating Band C

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## LOCATION

Napier House is a modern private gated development. 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

A beautifully presented one double bedroom apartment with private balcony and communal gardens in this sought after gated development.

The property offers an open plan kitchen reception room with integrated appliances with doors to a private balcony, a spacious double bedroom with built in wardrobe and contemporary bathroom with shower. Ideally located in this sought after private development which has 24 hour concierge service.

Lease: 999 years from 1st January 2004

Service Charge: £2810 p.a

Ground Rent: £800 p.a







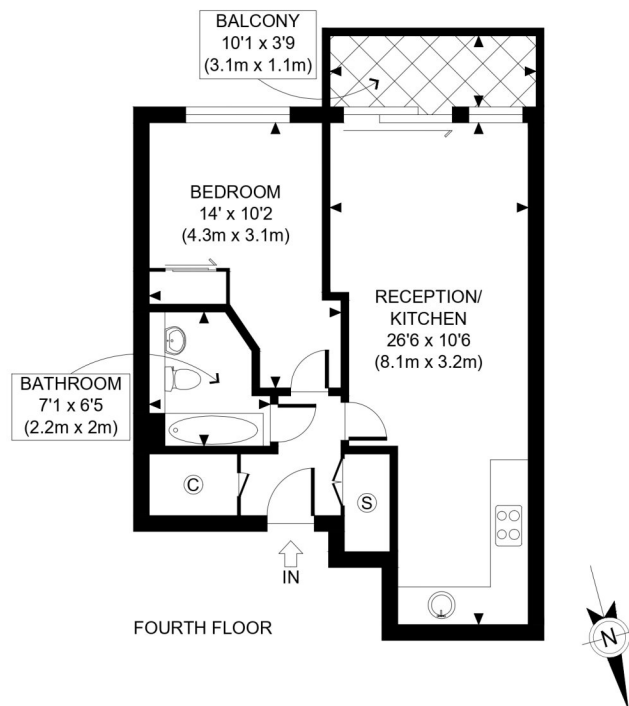
**LOCAL AUTHORITY**  
Ealing Council

**TENURE**  
Leasehold 977 years 5 months.

**PRICE:** £315,000 Leasehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA: 517 SQ FT/ 48 SQM

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NAPIER HOUSE, W3

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