



## Bromyard House, Bromyard Avenue, W3

£425,000 Leasehold

A spacious and stylish three bedroom, two bathroom apartment with private underground parking space in this sought after gated private development.

Reception Room | Open Plan Kitchen | 3 Bedrooms | En Suite Bathroom | Shower Room | Balcony |  
860 Sq Ft / 80 Sq M | Council Tax Band F | EPC Rating Band C

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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

With underground parking, gated entry and concierge the redevelopment of this handsome historic building has been completed to a very high standard. The property comprises entrance hall, open plan kitchen/reception room, three bedrooms and two bathrooms. Further benefits include an underground parking space and communal gardens.

Lease:- 999 years from 1 January 2004

Service Charge:- £5500 p.a. (paid over 4 instalments)

Ground Rent:- £1250 p.a.






**LOCAL AUTHORITY**  
London Borough of Ealing

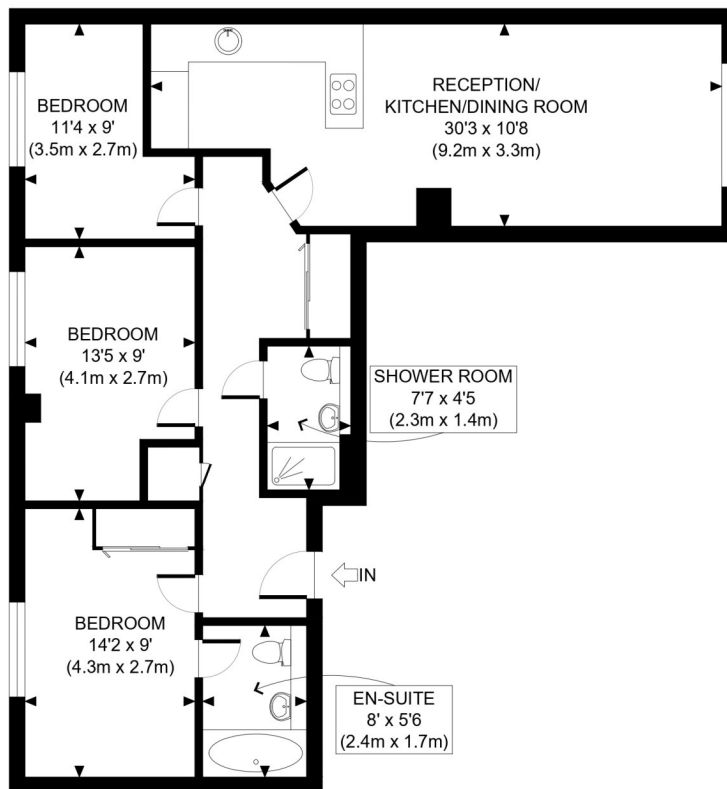
**TENURE**  
Leasehold 977 years 7 months.

**PRICE:** £425,000 Leasehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	





FOURTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 860 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 860 SQ FT/ 80 SQM

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BROMYARD HOUSE, W3

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**PROPERTY PHOTO PLANS** .CO.UK  
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