



Bromyard House, Acton, W3

GUIDE PRICE £300,000 - £325,000

1 1

Please quote AW1105 when enquiring

Having been occupied by most of the family at some point since the current owners' purchase, this one bedroom ground floor flat (466 sqft) has proven to be a fantastic investment over the last few years. This well-presented property is enviably situated in a ported building, moments from all the amenities and transport connections that Acton has to offer. Whether as a first-time buyer, relocating to the city, or as a Pied-a-terre, this property would make a perfect investment!

Just a short bus ride away from Westfield London, or a short walk from the Elizabeth line at Acton Mainline, an on-site concierge, and well-maintained communal gardens, Bromyard House is a gated development offering residents a blend of historic charm and modern living, complemented by excellent transport connectivity and local amenities, with London on your doorstep.

Floor Area

466 sq. ft.

Tenure

Leasehold

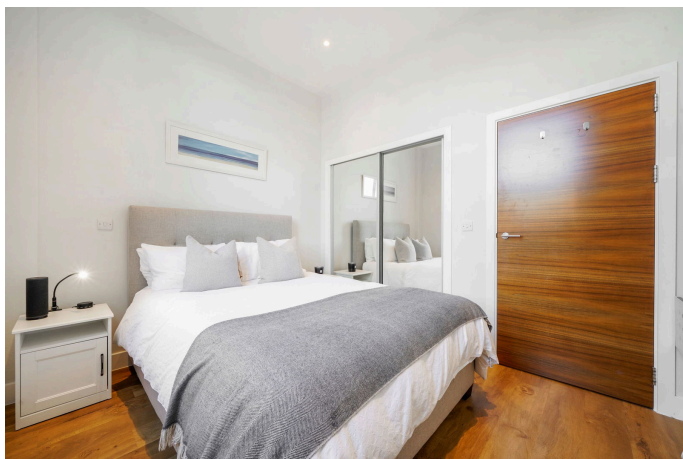
Service Charge

£3000 per annum

Ground Rent

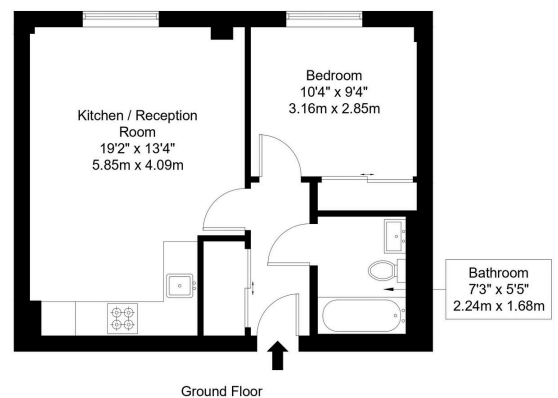
£695 per annum

- Please Quote AW1105 When Enquiring
- Open-Plan Living
- Amazing Location
- Concierge
- Ground Floor Flat
- One-Bedroom
- Leashold with Long Lease (978 years remaining)
- Communal Gardens



Bromyard Avenue, W3 7FD

Approx Gross Internal Area = 43.28 sq m / 466 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ref :

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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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright @ BLEUPLAN