

Bromyard House, Bromyard Avenue

Ealing, W3 7BS

Set within an imposing gated development and offered for sale with no onward chain is this fabulous two bedroom ground floor apartment offering a stylish living and entertaining space opening onto the kitchen area both bedrooms come with personal ensuite, externally there is a private courtyard and deck and underground parking. Acton Park and the shops, cafes and restaurants of Acton and Shepherds Bush are all on the doorstep.

Offers in Region of £475,000 - Leasehold - Council Tax: E

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Entrance

Double glazed entrance door, Utility cupboard with plumbing for washing machine.

Reception Room

19'1 x 14'10 (5.82m x 4.52m)

Double glazed patio doors opening on to rear deck. double glazed window to rear, open plan to kitchen area.

Kitchen Area

13'2 x 12'6 (4.01m x 3.81m)

Open plan to reception room, fitted kitchen with range of integrated appliances including, fridge/freezer, microwave, oven, electric hob and, extractor.

Bedroom One

25'1 x 9'1 (7.65m x 2.77m)

Double glazed patio doors with fitted shutters opening onto private courtyard,

Ensuite

Bath with shower over, low level WC,

wash hand basin, heated towel rail, part tiled walls, tiled floor.

Bedroom Two

14'3 x 9'2 (4.34m x 2.79m)

Double glazed patio doors with fitted shutters, opening onto private courtyard.

Ensuite

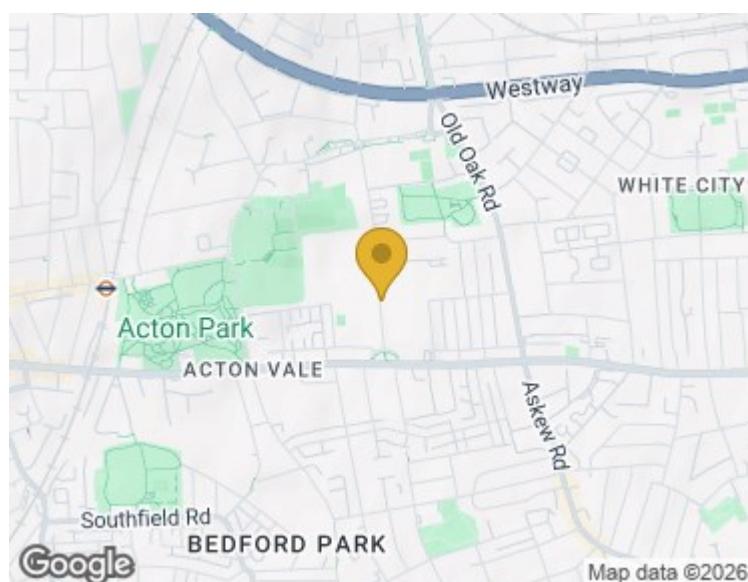
Bath with shower over, low level WC, wash hand basin, heated towel rail, part tiled walls, tiled floor.

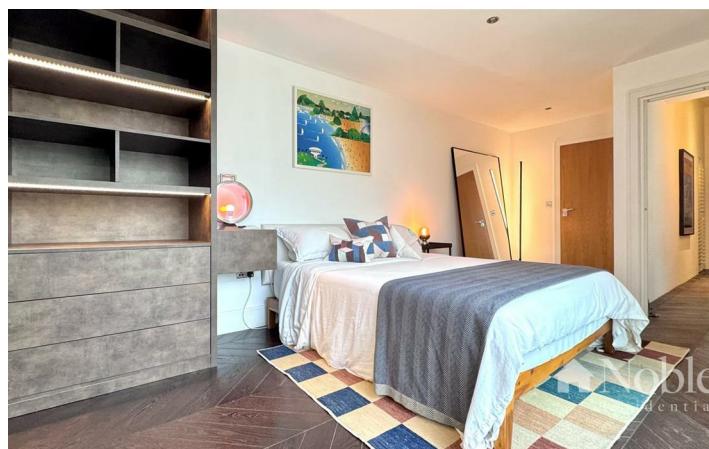
Outside Space

Private courtyard area to the front of the apartment with an additional decked area to the rear.

Parking

One underground parking space.





GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.



TOTAL FLOOR AREA: 942 sq.ft. (87.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Material Information:
Council Tax Band: E
Tenure: Leasehold

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC