



**2-bed, 2-bath, 2-balcony penthouse with PARKING space - Bromyard Avenue, London, W3 7FF**  
**For sale by Modern Method of Auction**

**Guide Price**  
**£400,000**



**2 bedroom 2 bathroom penthouse apartment boasting 2 private balconies in a prestigious gated development with 24-hour concierge and allocated parking space.**

This 6th floor (with lift) apartment comprises: 24+foot Reception Room with open plan kitchen and private balcony; Principal Bedroom with en-suite bathroom and dressing area; Second Double Bedroom; Family Bathroom; private Entrance Hallway with utility cupboard housing plumbing for washing machine.

Further benefits include 24-hour concierge, allocated parking space, fob and intercom door entry system, communal courtyard garden.

Napier House is well located for the local amenities of Acton and Shepherds Bush as well the huge array of retail, dining, leisure and entertainment facilities at Westfield. Acton Central and East Acton stations are within 0.6 of a mile, and the A40 offers access into and out of London for the motorist.

- **Tenure: Leasehold - approx 976 years remaining.** 999 years from and including 1 January 2004
- Service Charge: £5,023.10 per year
- Ground Rent: £1,244.10 per year
- Council Tax: Ealing, Band E
- EPC: Band C

**This property is for sale by Modern Method of Auction** allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

**Agent Reference: EM0269**







**Elizabeth Moore**

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