

**Location:**

Located within easy reach of the A40 and M4, and is walking distance to Acton Central (Overground). East Acton tube station (Zone 2, Central Line) and bus routes for good access to Central London. Local shops of Acton Vale and Askew Road are nearby as well.

**Key points:**

- 2 Bedrooms
- Private gated development
- 24 Hour concierge service
- 695 sqft
- Communal gardens
- Visitor parking available
- Modern apartment

# Do Better:

**Acton**

sales@astonrowe.co.uk

57-59 Churchfield Road,  
Acton, London, W3 6AY

020 8992 3600

# Aston Rowe



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 695 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 695 SQ FT/ 65 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	86
(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	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Asking Price £375,000

## Bromyard Avenue, London W3 7FG

- 1 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms



The current owner says:

**The property is in a fantastic location for the local shops, schools, parks and transport links.**

Aston Rowe are pleased to present this two bedroom modern apartment, set on the second floor of this private gated development in Bromyard House. Ideal for a first time buyer, working from home or a buy to let investor, this spacious apartment set over 695 sqft benefits from a large reception room with open plan kitchen, two double bedrooms and one family bathroom. This property offers the benefit of extra storage in the hallway, private concierge facilities and communal gardens. The property is well positioned within easy reach of East Acton tube station (Central line), Ealing Broadway and Westfield shopping centres with cinemas, gyms, restaurants and easy access to the A40 for road travel.

**What's better:**

**A bright and spacious two bedroom apartment in Acton.**

