



Bromyard Avenue, Acton, W3

Price Reduced to: £375,000

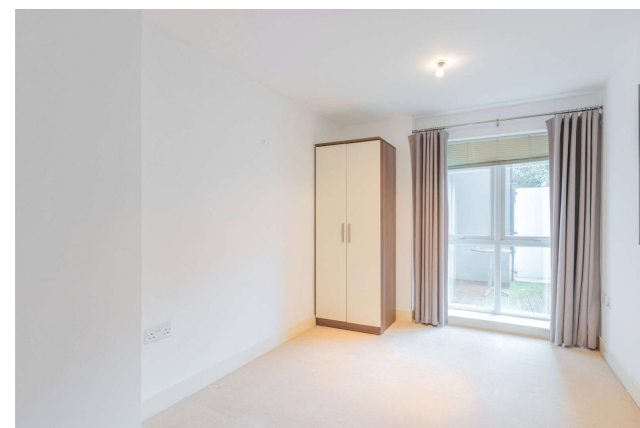
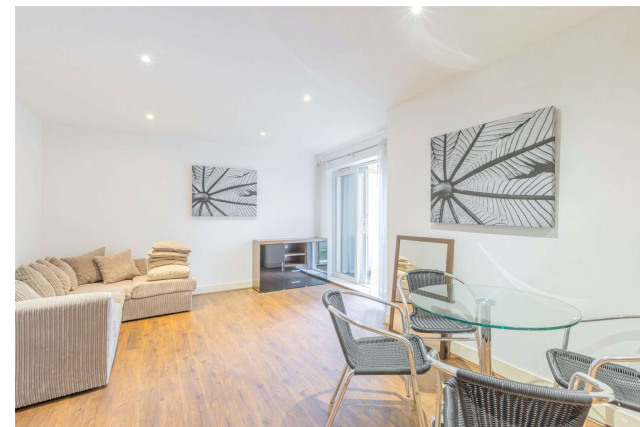
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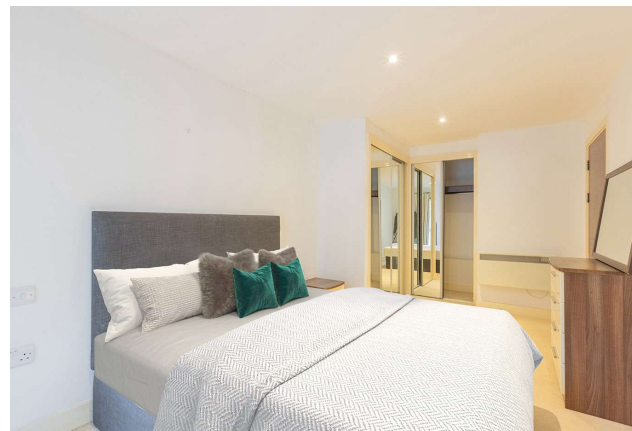
Bromyard Avenue, Acton, W3

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

A stylish 2 bedroom apartment situated on the ground floor of this modern block and spanning an impressive 634 square feet (approx.). The property is made up of a well-proportioned open plan kitchen with Bosch appliances, 3-piece family bathroom, 2 spacious bedrooms with bedroom 1 benefiting from built-in wardrobes. Further benefits include a large north facing terrace and secure bike storage.

Napier House has an excellent transport link to both the West End and London Heathrow. It is a minute away from A40, the nearest tube station is East Acton (zone 2) servicing Central Line; close by is Acton Town Overground Station. The residents of Napier House benefit from excellent leisure amenities. Virgin Active Health Club with well know Tennis Racquet Club, Shepherd Bush Cricket Club (one of the oldest cricket clubs in London) and football pitch are located across the road from the development. Acton Park and Ravenscourt Park are close by and a less than a mile away is David Lloyds Club gym. Nearby Askew Road has many coffee shops and restaurants. Recently renovated Victoria Pub with Gin Bar on Uxbridge Road has a pleasant interior and a good food menu.

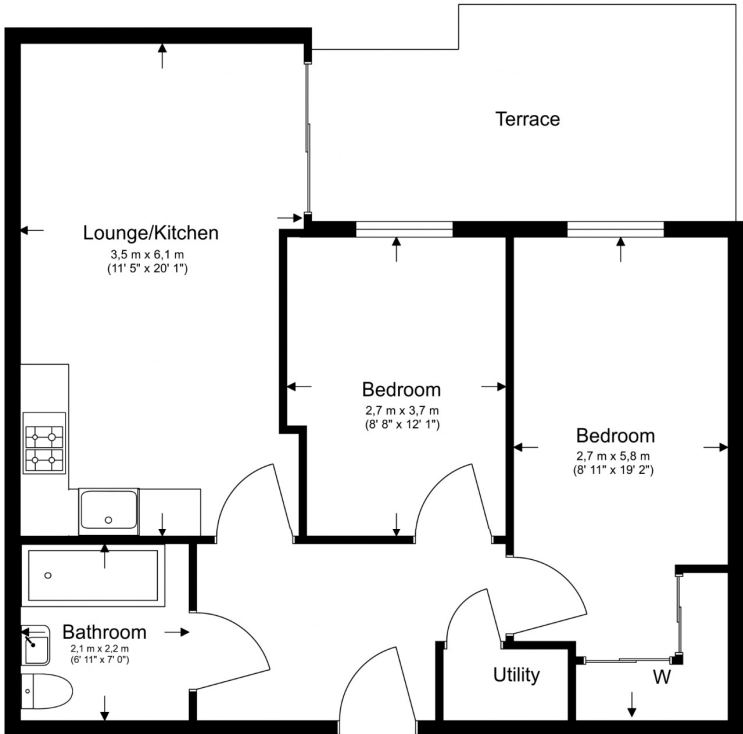




Property Features:

- Two Bedroom Apartment
- One Bathroom
- Ground Floor
- 634 Square Feet (Approx.)
- Gated Development
- Terrace
- On-Site Concierge
- East Acton Station (Central Line, Zone 2)

Ground Floor Total Gross Internal Area 59 Sq/m - 634 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Price Reduced £375,000
to:

Tenure: Leasehold
Expires 31/12/3002
Approximately 978 Years Remaining

Ground Rent: £977.50 (per annum)
For the year of 2023

Service Charge: £3,505.86 (per annum)
For the year of 2023

Anticipated Rent: £1,800.00 pcm
Approx. 5.8% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA230316

T: 020 8280 0140

E: ealing.sales@benhams.com

W: www.benhams.com

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