



Bromyard Avenue, Acton, W3

Asking Price: £480,000

 Benham
& Reeves

Bromyard Avenue, Acton, W3

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

****Car Parking Space Included**** A modern and spacious two bedroom apartment located on the second floor of East Acton's most desirable development West 3 - Napier House. Spanning an approximate 752 square feet this apartment offers a large living area, dining area, fully fitted kitchen with high specification integrated appliances and a private balcony looking west over the beautifully landscaped gardens. This well-presented apartment also offers two generously sized bedrooms, modern finished three-piece bathroom and ample storage space.

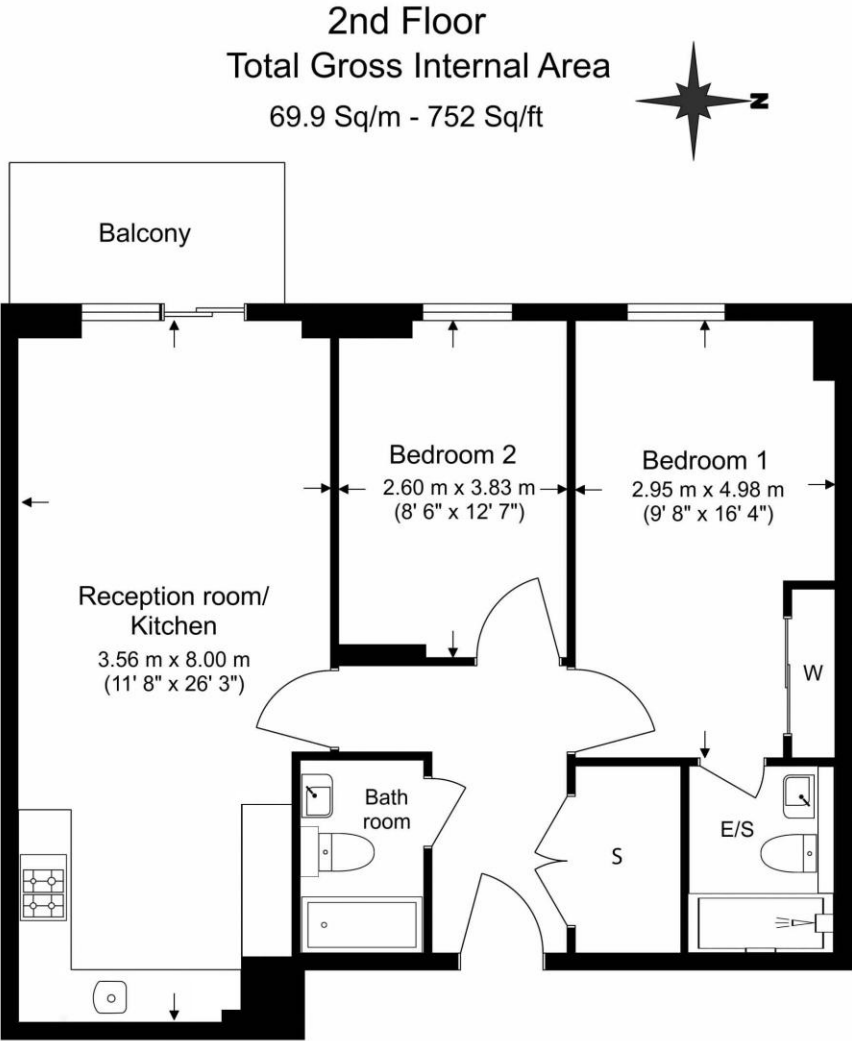
Napier House has an excellent transport link to both the West End and London Heathrow. It is a minute away from A40, the nearest tube station is East Acton (zone 2) servicing Central Line; close by is Acton Town Overground Station. The residents of Napier House benefit from excellent leisure amenities. 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. Near by 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:

- Gated Development
- Car Parking Space Included
- Modern Two Bedroom Apartment
- Two Bathrooms
- 752 Square Foot (Approx.)
- Second Floor
- West Facing Balcony
- East Acton Station (Zone 2)
- Concierge



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

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

Asking Price:	£480,000
Tenure:	Leasehold Expires 31/12/3002 Approximately 976 Years Remaining
Ground Rent:	£1,244.10 (per annum) For the year of 2026
Service Charge:	£4,404.48 (per annum) For the year of 2026
Anticipated Rent:	£2,300.00 pcm Approx. 5.8% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA260246

T: 020 8280 0140

E: ealing@benhams.com

W: www.benhams.com

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