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**Churchill&Mathesons**

Bromyard Avenue, London, W3 7FJ

Asking Price £575,000 Leasehold



**KEY FEATURES:**

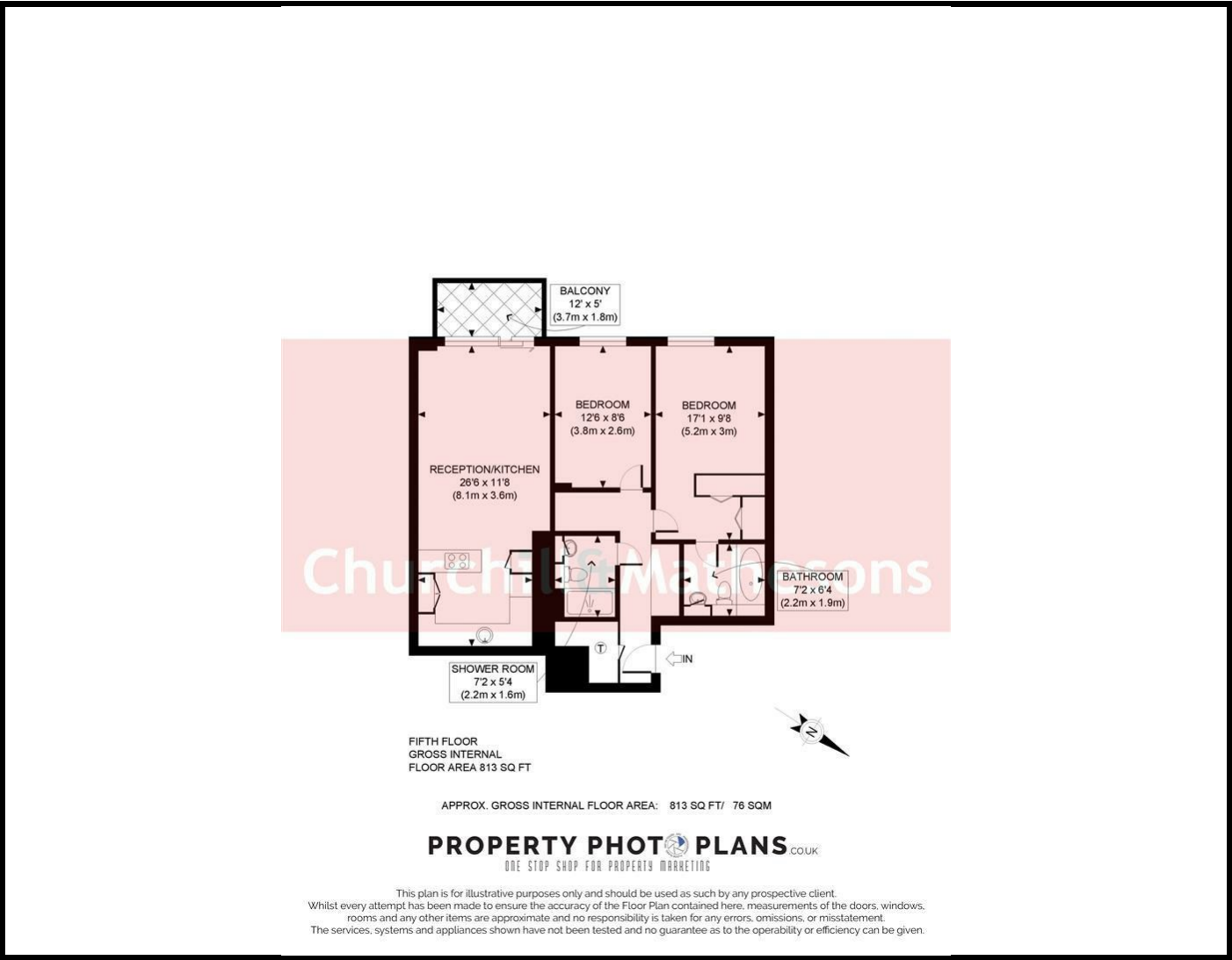
- TWO BEDROOM & TWO BATHROOM
- PURPOSE BUILT APARTMENT
- WITH PRIVATE BALCONY
- ON THE 5th FLOOR
- SECURE RESIDENTIAL COMPLEX
- RESIDENTS' PARKING
- WITH CONCIERGE & LIFT
- POPULAR SMART RESIDENTIAL AREA
- CLOSE TO KING FAHED ACADEMY

A stunning TWO BEDROOM PURPOSE BUILT APARTMENT on the FIFTH FLOOR of this gated development located on Bromyard Avenue.

The property has a spacious open plan living room with fitted kitchen and doors onto a private BALCONY. There are two bedrooms, one with an en suite bathroom and a separate family bathroom. Further advantages are the property has own CONCIERGE and ALLOCATED PARKING.

Close to excellent transport links including East Acton Underground Station (Central Line - Zone 2) and motorists have convenient access to the A40 for access to Central London, West End and further West. Local shops, independent cafes and schools are all nearby including "the King Fahed Academy." Council Tax Band E. London Borough of Ealing.





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	

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	

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**CHURCHILL & MATHESONS ESTATE AGENTS** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.