



## Napier House, Bromyard Avenue, W3

£500,000 Leasehold

A superb two bedroom, two bathroom apartment within this sought after private development, with the added benefit of the right to park.

Reception Room | Open Plan Kitchen | 2 Bedrooms | En Suite Bathroom | Shower Room | Balcony |  
754 Sq Ft / 70 Sq M | Council Tax Band E | EPC Rating Band C

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## LOCATION

Napier House is on Bromyard Avenue, where local amenities include two health and fitness clubs (David Lloyd and Mode Club), a large Tesco Metro, as well as a variety of pubs and restaurants. The closest stations are East Acton, Acton Central and Acton Mainline, with numerous bus routes from The Vale.

## DESCRIPTION

The property offers a spacious open plan kitchen reception room with private balcony, two double bedrooms, one with an en-suite bathroom, additional shower room and ample storage throughout. Furthermore there is the right to park within the development, on a first come, first served basis. Napier House is a modern gated development with 24 hour security and concierge, as well as access to communal roof gardens with breathtaking views.





**LOCAL AUTHORITY**

Ealing Council

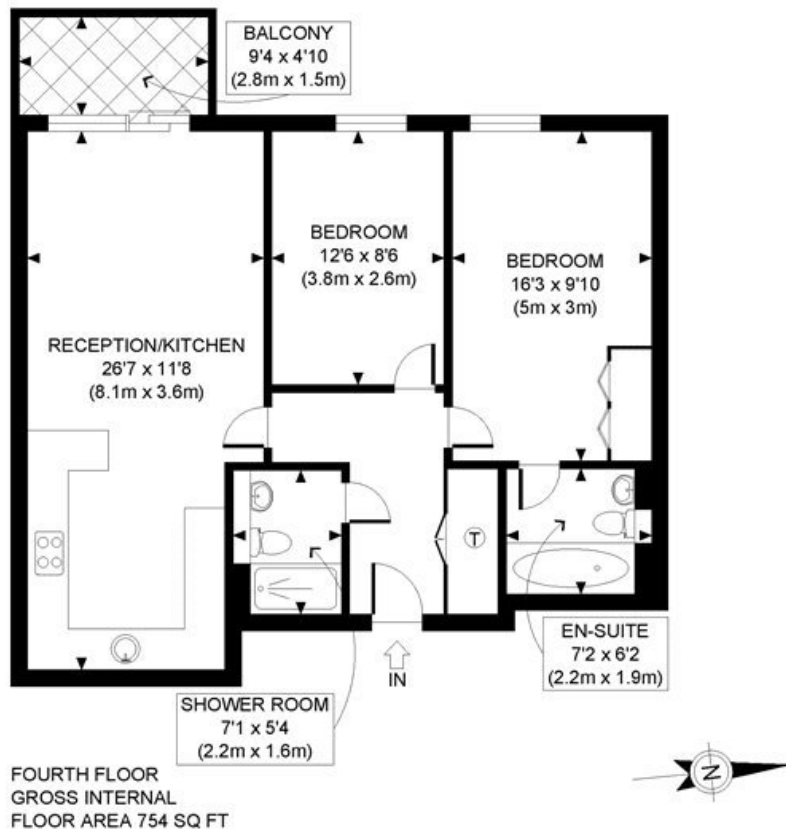
**TENURE**

Leasehold.

**PRICE: £500,000 Leasehold**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



APPROX. GROSS INTERNAL FLOOR AREA: 754 SQ FT/ 70 SQM

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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.

**PROPERTY PHOTO PLANS**  
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The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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