



Finsbury Park Sales, 8 Blackstock Road, London N4 2DL

T 020 7704 5788 E finsburysales@ludlowthompson.com W www.ludlowthompson.com

BROMYARD AVENUE ACTON



OIEO **£350,000 FOR SALE**

REF: 2680860

1 Bed, Period Apartment, Communal Garden, 1 Underground Parking Space

Amazing Location - Surrounded By Amenities - Communal Garden - Modern One Bedroom In Edwardian Building - Surrounded By Transport Links - Secure Gated Residence

Stunning one bedroom apartment, within a secure gated residence, in a gorgeous Edwardian Building! Benefiting from 24 hour concierge, communal gardens, car park, and secured underground allocated parking. Offered chain free. This lovely, bright property boasts a fantastic modern finish, with a superb open-plan fitted kitchen / reception, large double bedroom and a contemporary bathroom. It enjoys plenty of natural light, modern fittings, amazing insulation, storage space, communal outdoors s... [continued below](#)

Train/Tube - Acton Central, East Acton, South Acton, Turnham Green

Local Authority/Council Tax - Ealing

Tenure - Leasehold

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Exterior/Communal Garden



Reception / Kitchen



Reception / Kitchen



Bedroom



Bedroom



Bedroom



BROMYARD AVENUE ACTON



Bathroom



Bathroom



Kitchen



Kitchen



Reception



Exterior



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Exterior



Communal Garden



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Bromyard House, Bromyard Avenue, W3

Approx. Gross Internal Area = 49.0sqm / 527.4sqft



Third Floor



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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This lovely, bright property boasts a fantastic modern finish, with a superb open-plan fitted kitchen / reception, large double bedroom and a contemporary bathroom. It enjoys plenty of natural light, modern fittings, amazing insulation, storage space, communal outdoors space and a conveniently well connected location.

Moments away from Acton Park and Shepherds Bush Cricket Club. This apartment is located within close proximity to David Lloyds Health Club, shops, bars and restaurants. Acton Central Station (Overground) and East Acton Underground Station, (Central Line) are a short walk away. For shopping lovers, the huge Westfield Shopping Mall is within easy reach.

Ideally located close to the amenities on The Vale, Uxbridge Road, Acton High Street and Chiswick High Road, and minutes' drive to the A40 for road links into and out of central London.

Tenure Details

Tenure - Leasehold

Lease Length - 981 years

Service Charges - £706 per quarter

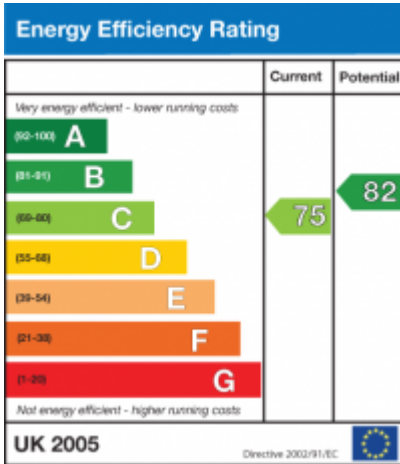
Ground Rent - £500 per year



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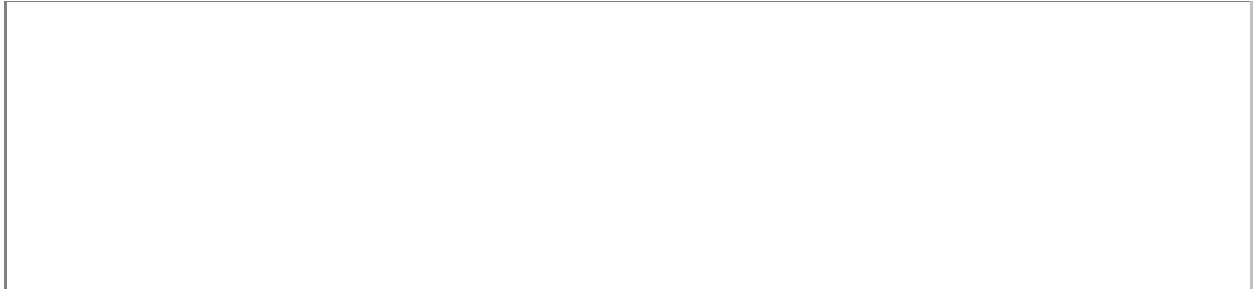




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CALL 020 7704 5788

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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Finsbury Park Sales Office quoting 2680860

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.