



# Bromyard Avenue, Acton, W3

Asking Price: £300,000

Benham  
& Reeves

# Bromyard Avenue, Acton, W3

🏠 1 Bedroom (s)   🚿 1 Bathroom (s)   🔑 Leasehold

A bright and well-presented one bedroom apartment situated on the second floor of Bromyard House. Spanning an impressive 443 square feet (approx.), this apartment benefits from elegant and neutral interior consisting of high specification throughout, contemporary integrated appliances, wooden flooring. Furthermore, the apartment offers a generously sized bedroom with storage space alongside a luxury finished three-piece family bathroom.

Bromyard House has an excellent transport link to both the West End and London Heathrow. It is a minute away from the A40 and 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 the well known Tennis Racquet Club and 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 less than a mile away is David Lloyds Club gym. Nearby Askew Road has many coffee shops and restaurants. The recently renovated Victoria Pub with Gin Bar on Uxbridge Road has a pleasant interior and a good food menu.

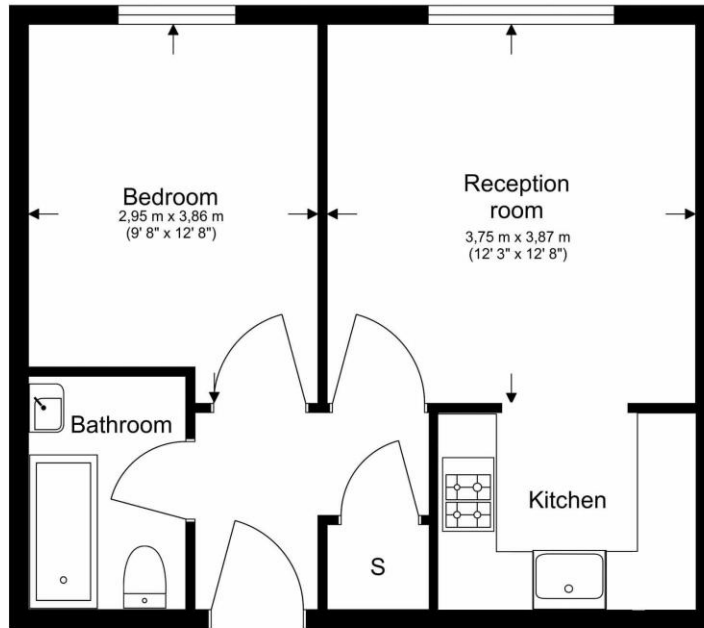




## Property Features:

- Chain Free
- Modern One Bedroom Apartment
- 443 Square Feet (Approx)
- Second Floor
- East Aspect
- Gated Development
- 24 Hour Concierge
- East Acton Station (Central Line - Zone 2)

**Second Floor**  
 Total Gross Internal Area  
 41.2 Sq/m - 443 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

## Terms & Conditions:

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

Asking Price:	£300,000
Tenure:	Leasehold Expires 13/07/2195 Approximately 169 Years Remaining
Ground Rent:	Nil
Service Charge:	£3,369.24 (per annum) For the year of 2026
Anticipated Rent:	£1,700.00 pcm Approx. 6.8% Yield

## Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA260122

T: 020 8280 0140

E: [ealing.sales@benhams.com](mailto:ealing.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

