

For Sale

Apartment

Bromyard Avenue | London | W3

Offers Over £375,000 | Leasehold

1 Receptions | 2 Bedroom | 2 Bathroom

- *** Priced to sell ***
- Situated in a secure gated development
- 2 double bedroom apartment
- Two bathrooms including en-suite
- Integrated kitchen appliances
- Step out balcony and Juliet balcony
- Communal garden with childrens' playground
- Secure door entry system
- Close to 24 transport links
- Close to local amenities

FREEDOM TO MOVE

Hawks



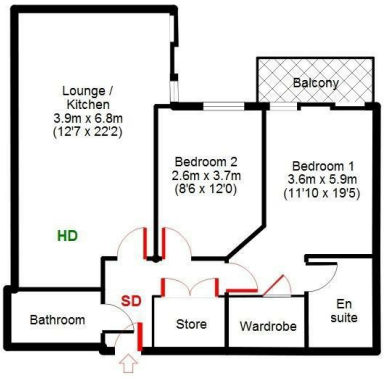








Key:
HD (Green) - Heat Detector Missing
SD - Smoke Detector
- Fire Door



APPROX GROSS INTERNAL FLOOR AREA: 60.76 sq. m / 653.82 sq. ft

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. THE SERVICES, SYSTEMS AND APPLIANCES SHOWN HAVE NOT BEEN TESTED AND NO GUARANTEE AS TO THEIR OPERABILITY OR EFFICIENCY CAN BE GIVEN

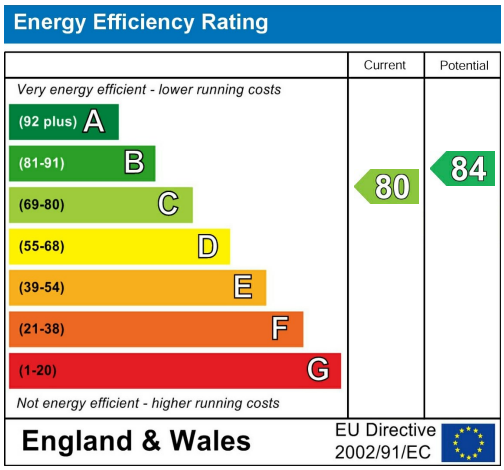
(c) Avasmo Energy

Hawks presents this two double bedroom apartment at Napier House, Bromyard Avenue, London, W3.

The property comprises: an open-plan kitchen/living room, two double bedrooms (one with an en-suite bathroom), a family bathroom and a private balcony. Gross internal floor area is approximately 653.82 sq ft (60.76 sq m), consistent with the property's own floorplan. The development is gated and provides a 24-hour concierge and a video entry system.

The flat is leasehold with a 999 year lease term (985 years remaining), an annual ground rent of £977.50, and an annual service charge of £3,547.42.

East Acton Underground station (Central line) is approximately 0.7 miles away (around a 16-minute walk). Acton Central station (London Overground) is approximately 0.8 miles away (around a 17-minute walk).



Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifiically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-Free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

Hawks

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