



# For Sale

## Apartment

Bromyard Avenue | London | W3

Offers Around £420,000 | Leasehold

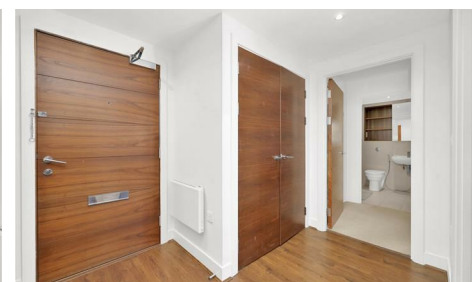
1 Reception | 2 Bedroom | 2 Bathroom

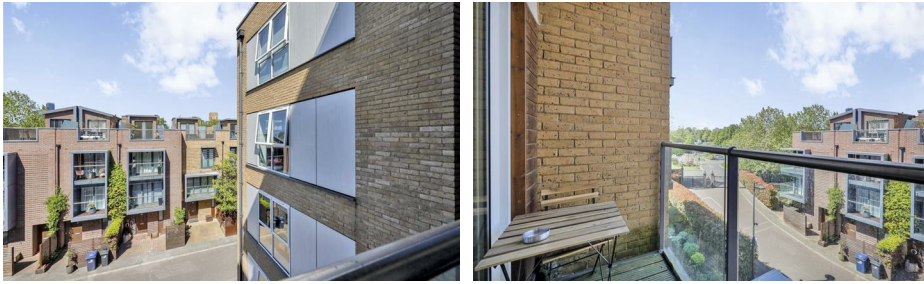
- Two Bedroom /Two Bath
- Step out Balcony as well as Juliet balcony
- Parking
- Secure Gated development
- 24 Hour Concierge
- Off site Dry Cleaning services
- Meeting Rooms
- Electric Throughout

FREEDOM TO MOVE

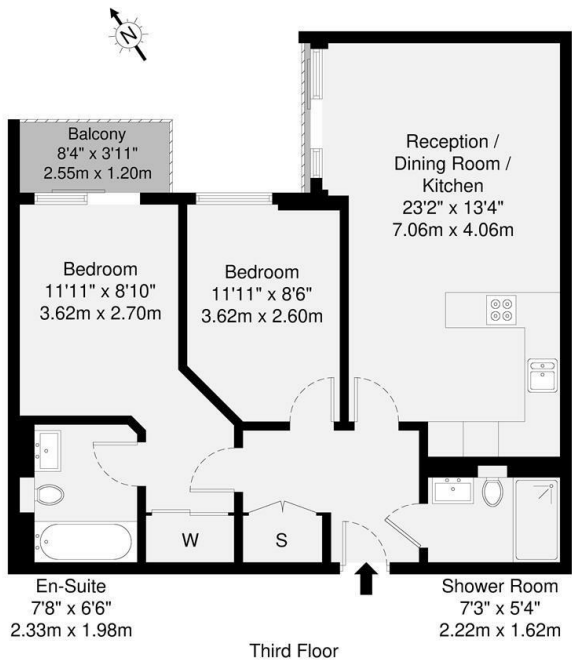


Hawks





**Napier House, W3** **67.2 sq m / 723 sq ft**



**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**

Large Two bedroom apartment with step out balcony situated on the third floor of Napier House based on Bromyard Avenue Acton

Secure gated development with 24 hour concierge

Two bedrooms Two baths one being en-suite

Large open plan kitchen with Juliet balcony

Step out balcony off the Master bedroom

The unit faces towards the townhouses side of the development offering more privacy than some apartment's

The apartment comes with a general right to park

Electric throughout with the EPC being an excellent energy rating of B

The apartment is nearby East Acton Station as well as White City station as well as North Acton

A40 is closely by with vast amenities as well as schools surrounding the development

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 specifically 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, sellers(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**  
 71 - 73 West Ham Lane, London, E15 4PH  
 T: 0203 002 6769  
 E: hello@hawksestateagents.com

