



Bromyard Avenue,  
Acton W3

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# Bromyard Avenue, Acton W3

Built by renowned developer Berkeley Homes, the house has an NHBC guarantee running to October 2024. Benefitting from a 24 hour concierge and security team, backed up by extensive CCTV, this is an ideal home for a family or a lock up and leave. There is a conference facility for residents, several communal gardens and separate children play areas. Finished to the usual high Berkeley Homes specification, the property is equipped with modern kitchen appliances, bathrooms are wet rooms with digital showers, LED lighting and cat five cabling throughout, atmosphere regulation system, solid oak wooden flooring, bespoke wardrobes in principal bedrooms, linen rack in utility room and moleskin curtains and Silent Gliss blinds.



4



3



2



1

EPC  
B

**Guide price:** £925,000

**Tenure:** Leasehold: approximately 980 years

**Local authority:** London Borough of Ealing

**Council tax band:** G



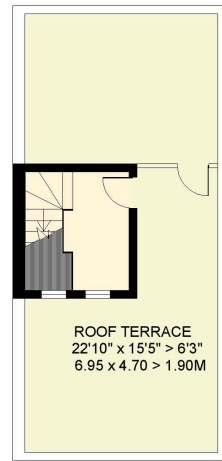


## Location

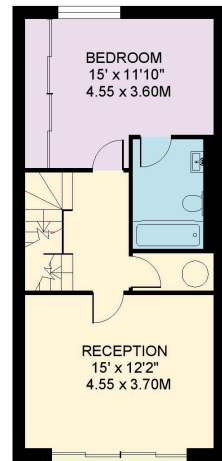
Situated within W3's most exclusive gated development, this stunning four double bedroom, new build townhouse, boasts approximately 2,150 sq ft of luxury living space. Includes private garden, roof terrace, balcony, integral garage, plus one further external parking space.

From Acton Central Station turn right onto Churchfield Road. At the roundabout, take the first exit on your right onto East Acton Lane. Slight right towards Bromyard Avenue and then turn right on to Bromyard Avenue. Another slight right in the road and then turn right towards Bromyard Avenue and continue. Destination will be on the left.

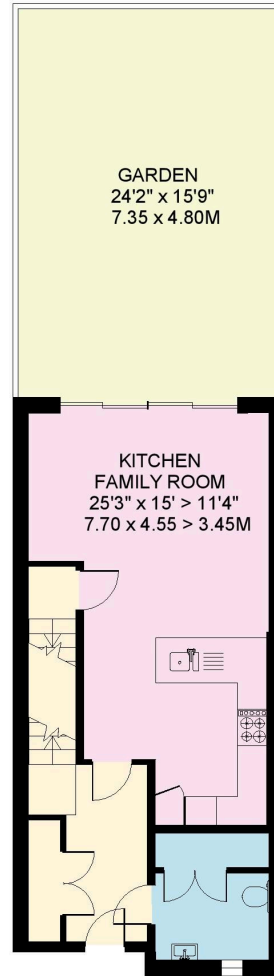




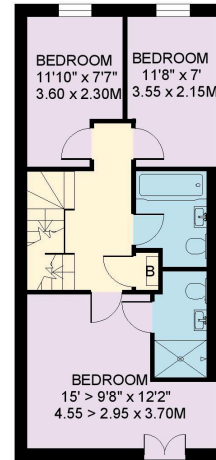
THIRD FLOOR 63 SQ.FT.



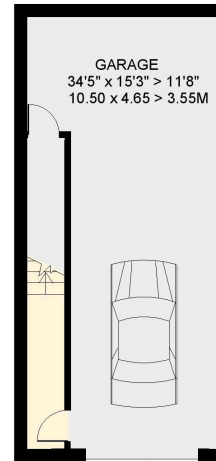
FIRST FLOOR 507 SQ.FT.



GROUND FLOOR 498 SQ.FT.



SECOND FLOOR 507 SQ.FT.



LOWER GROUND FLOOR 507 SQ.FT.

## Approximate Gross Internal Floor Area 193.4 sq m / 2082 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2022. Photographs and videos dated January 2022.

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