

77 Goldhawk Road, Shepherd's Bush, London W12 8EH

**Kerr & Co**



## **Bromyard Avenue, London W3**

**An exceptional two bedroom penthouse apartment with commanding views to the east across the famous London skyline. The accommodation provides a principal bedroom with dressing room and en suite shower room, a second double bedroom, separate bathroom, a reception room with integrated fitted kitchen and doors leading on to the impressive roof terrace.**

This gated residential development, with 24 hour security and concierge, provides secure private parking and is well located for access to both Shepherd's Bush and Acton Town Centres with the transport connections (underground, over land and Elizabeth Line) shopping (Westfield London) and leisure facilities including David Lloyd Acton Park Club.

**Guide Price: £565,000 Leasehold**

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### **Bromyard Avenue, London W3 7BN**

Secured gated development with 24 hour concierge and security and private off street parking.

Reception room with open plan integrated kitchen.

Principal bedroom with en suite shower room and walk in wardrobe.

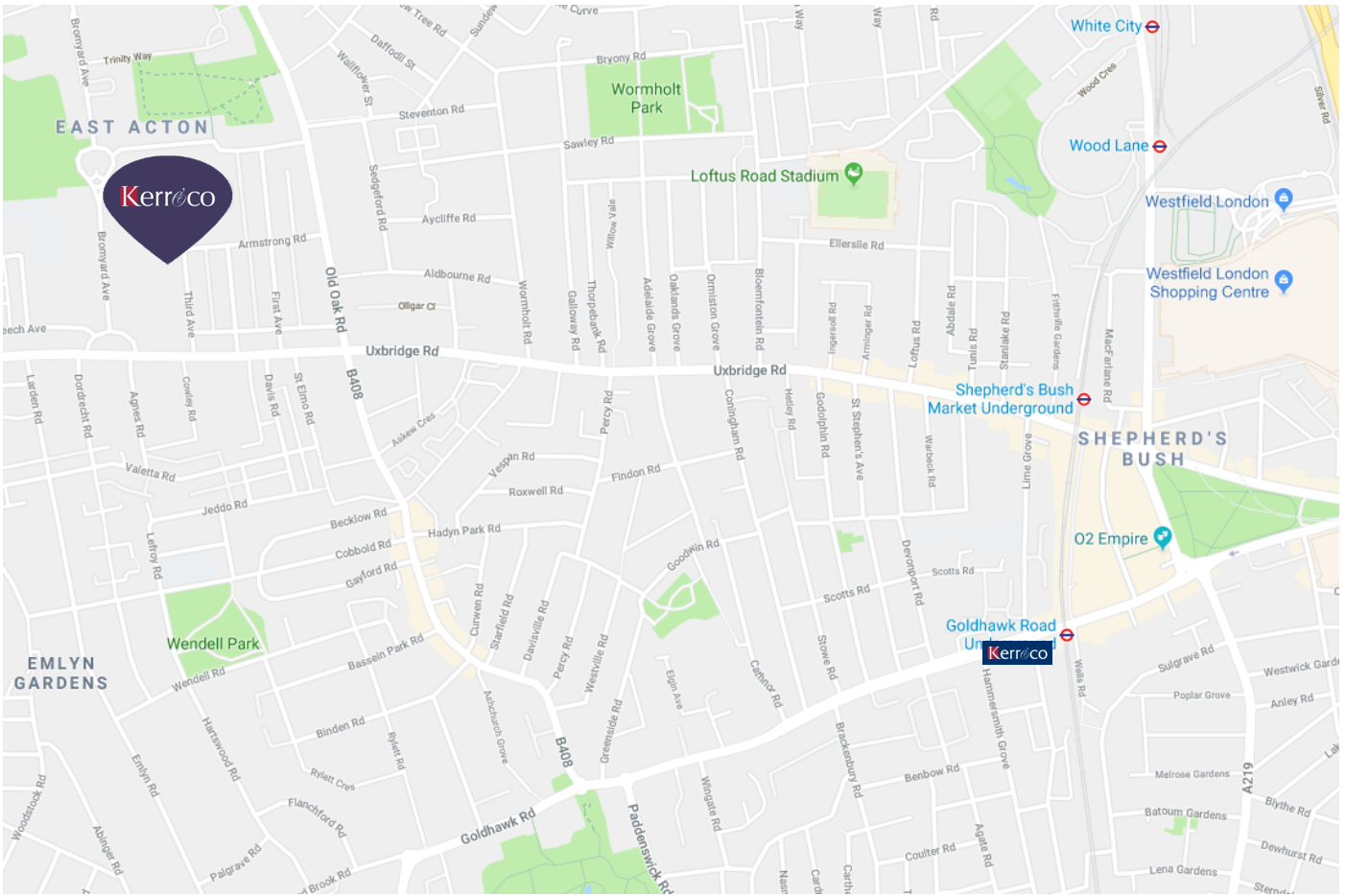
Second double bedroom.

Separate bathroom.

Substantial roof terrace with commanding views over the famous London skyline.

Exceptionally well presented through out and benefitting from floor to ceiling doors / windows flooding the property with natural light and oak flooring.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Bromyard Avenue, London W3 7BN**

Two bedroom penthouse apartment

Approximate gross internal floor area: **757 Sq. Ft. (70.4 Sq. M.)**

Asking Price: **£565,000**

Tenure: **Leasehold (999 years from 1st January 2004)**

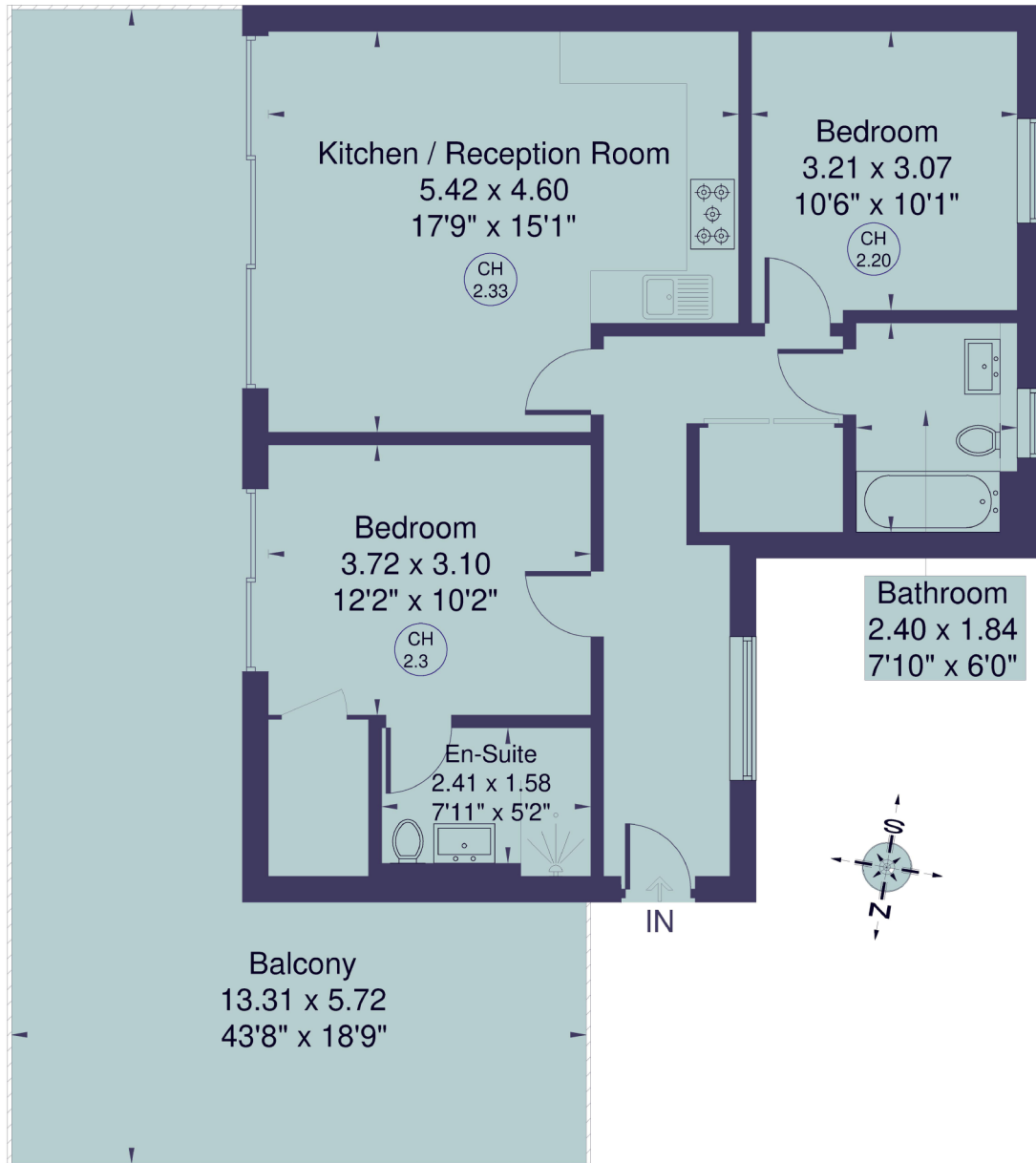
Service Charge: **Approx. £4,400 per annum** covers concierge management, exterior and interior communal repairs, communal heating, lighting and water, insurance

Ground Rent: **£600 per annum**

EPC Rating: **C69**

Parking: **Secured off street parking**

Council Tax: **Band G London Borough of Ealing**



**Fifth Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only. not to be used for valuations.

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