



18 Old Oak Common Lane  
Acton  
London  
W3 7EL  
T 020 8749 9798  
E sales@churchillmathesons.com  
www.churchillmathesons.com

**Churchill&Mathesons**

Napier House, Bromyard Avenue, W3 7FF

£392



**KEY FEATURES:**

- 1 BEDROOM
- 1 BATHROOM
- 466 SqFt / 43SqM
- OPEN PLAN KITCHEN
- BALCONY
- PARKING
- CONCIERGE
- GATED DEVELOPMENT

MODERN LARGE 1 BEDROOM FLAT IN GATED DEVELOPMENT (Zone 2, Central Line)

Churchill & Mathesons is proud to present this modern flat with great views. Open plan fully fitted kitchen with integrated appliances and separate utility room. A large and bright reception room with dining space and access on to a balcony. The stylish bathroom with modern tiles completes this pristine flat. UNDERGROUND PARKING 1 CAR

Lift, 24 Hour concierge & access to a communal roof terrace.

Conveniently located moments from local transport links and amenities of Acton.





APPROX. GROSS INTERNAL FLOOR AREA: 466 SQ FT/ 43 SQM

PROPERTY PHOTO PLANS.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.