



## Brougham Road, W3

A bright and spacious split-level two-bedroom apartment set within an attractive period building and offering approximately 709 sq ft of well-presented internal living space, complete with its own private entrance and rear garden.

Set on the ground and first floors of a well-maintained building on a picturesque tree-lined street, this attractive home has been maintained to a high standard throughout and benefits from modern interiors and an abundance of natural light.

The accommodation centres around a generous open-plan living and dining area, creating an ideal space for both everyday living and entertaining.

The modern kitchen is thoughtfully positioned in a recessed corner, providing a sense of separation while retaining a sociable connection to the main living space. There are two well-proportioned bedrooms, a contemporary family bathroom, and a private rear garden offering a peaceful outdoor retreat.

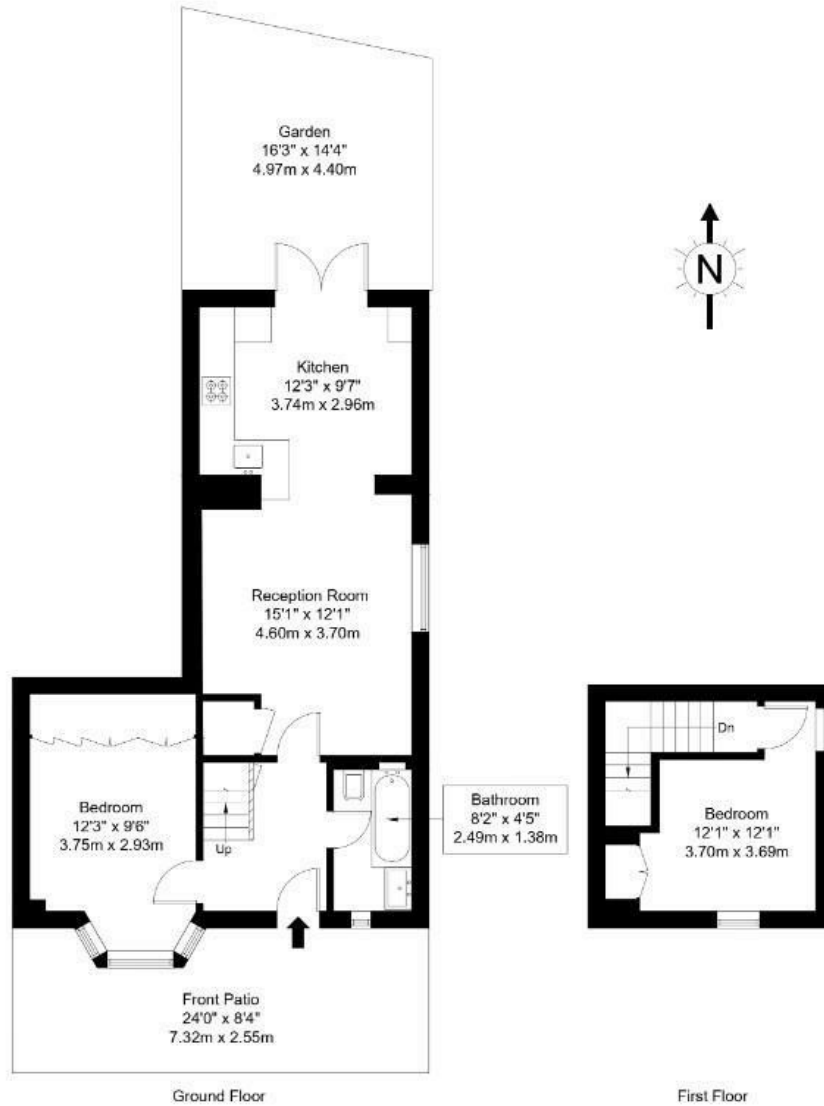
Combining stylish accommodation, excellent entertaining space, and desirable outdoor areas, this charming

- Spacious two-bedroom apartment
- Set within an attractive period building
- Bright, modern interiors with excellent natural light throughout
- Share of freehold
- Split-level
- Private garden and patio
- Excellent transport links via A40, Acton Central, Acton Main Line (Elizabeth Line), and North Acton
- Close to local cafés, shops, amenities, and well-regarded schools for families and professionals
- Chain-free sale and offered vacant
- EPC C

£570,000

# Brougham Road, W3 6JD

Approx Gross Internal Area = 65.89 sq m / 709 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	81
(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	