



## Brougham Road, W3

An exceptionally spacious two-bedroom, two-bathroom ground floor apartment (including one en-suite), set within an attractive period building and offering bright, contemporary living throughout.

The property enjoys an abundance of natural light and has been well maintained to a high standard.

Further benefits include two generously sized double bedrooms with built-in wardrobes, and an impressive reception room with sliding doors opening directly onto a private garden, creating a seamless connection between the indoor and outdoor living spaces.

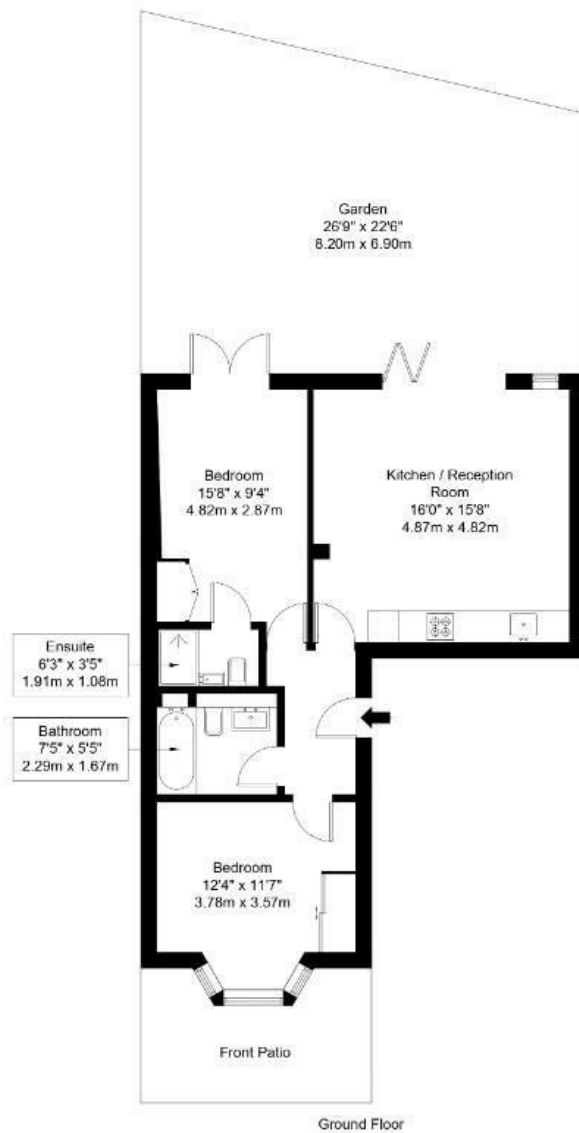
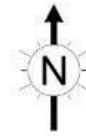
Offered chain-free and vacant, ready for immediate occupation.

£550,000

- Spacious two-bedroom ground floor apartment
- Two bathrooms
- Bright, modern interiors with excellent natural light throughout
- Set within an attractive period building
- Share of freehold
- Private garden
- 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

# Brougham Road, W3 6JD

Approx Gross Internal Area = 61.15 sq m / 658 sq ft



Ref :

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PLAN**

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>	75	78
(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	