



## Brougham Road, W3

A spacious and beautifully presented three-bedroom apartment occupying the corner of an attractive period conversion, offering approximately 885 sq ft of well-designed living space and an abundance of natural light throughout.

The heart of the home is the impressive open-plan living area, complemented by a stylish modern kitchen positioned in a recessed corner to provide a sense of separation while retaining an open and sociable feel.

Double-glazed French-style doors lead directly onto a private decked roof terrace.

All three bedrooms are generous doubles, making the apartment equally suited to families, professionals, or those seeking additional guest or workspace accommodation.

Further benefits include share of freehold and residents' parking.

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

- Spacious three-bedroom apartment
- Set within an attractive period building
- Bright, modern interiors with excellent natural light throughout
- Share of freehold
- First floor
- Private terrace
- 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

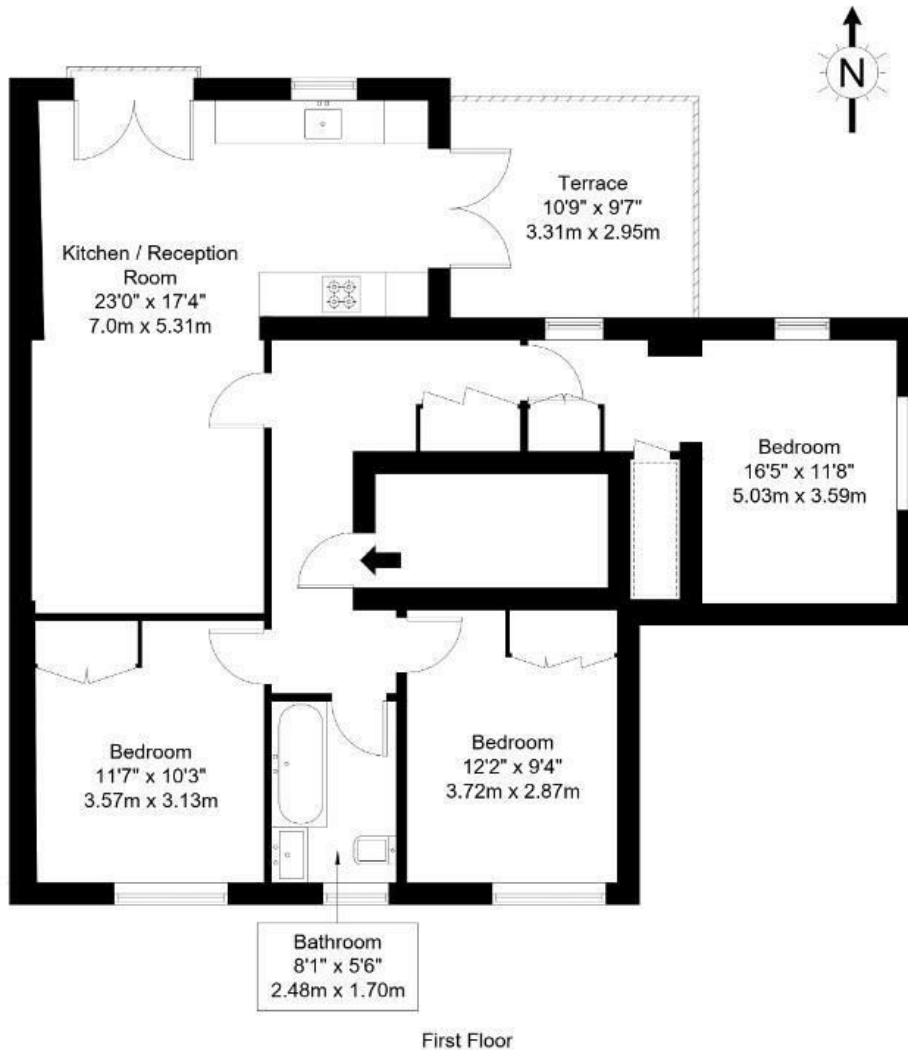
£600,000

# Brougham Road, W3 6JD

Approx Gross Internal Area = 82.26 sq m / 885 sq ft

Terrace = 9.76 sq m / 105 sq ft

Total = 92.02 sq m / 990 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	