



To Let

Ealing Road | Brentford | TW8

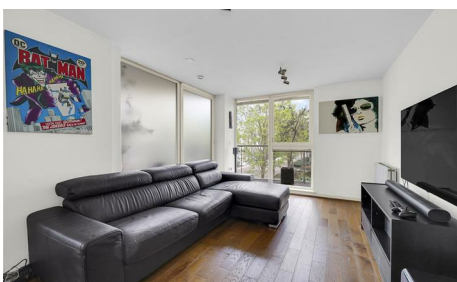
Apartment

Offers Over £329,950 | null

1 Reception | 1 Bedroom | 0 Bathroom

- Spacious One Double Bedroom
- Wrap Around Balcony
- Residents Only Gym Access
- New Wood Flooring
- Modern Development
- Close to Travel Routes
- Close Schools
- Excellent Condition

FREEDOM TO MOVE





Stunning & Spacious One Double Bedroom Apartment with Wrap Around Balcony

This well appointed and positioned apartment is located on the highly desirable GWQ development in Brentford. The property is fantastic condition and includes residents only gym access moments away from the apartment.

The property consists of a large double bedroom and bathroom with storage space available. The building is gated with video entry phone for access. The living space and hallways have new engineered wood flooring. The kitchen has been positioned to the side of the living room giving an open plan but separate feel to the room.

The outside balcony space gives a relaxing and chilled area which leads out from the living room space.

The development has an onsite Sainsburys local and café, a stones throw from the apartment.

The property is close to schools, Brentford Mainline Station, easy access to the South Ealing Tube Station and moments from the A4/M4 routes in and out of London.

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

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-Free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.



Hawks
11 Albany Parade High Street, Brentford,
London, TW8 0JW
T: 0208 568 2342
E: brentford@hawksproperty.com

