



# To Let

**Narrowboat Avenue | Brentford | TW8**

House - End Terrace

**Offers Over £629,950 | null**

**1 Reception | 3 Bedroom | 3 Bathroom**

- Spacious Reception Room
- Modern Integrated Kitchen
- Private Garden
- Master Bedroom with En Suite Shower Room
- Three Double Bedrooms
- Secure Underground Parking
- Close to Travel Routes in and out of London
- Waterside Development
- Close to High Street and all local amenities



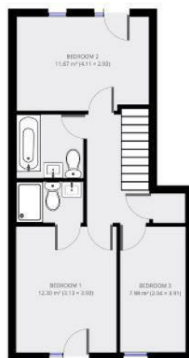
*Hawks*

FREEDOM TO MOVE





## Arbour House



Conversion  
1m = 3'3"  
2m = 6'7"  
3m = 9'11"  
4m = 13'1"  
5m = 16'5"

APPROX. GROSS INTERNAL FLOOR AREA: 98.7 sq. m / 1062.4 sq.ft

WHILE EVERY ATTEMPT HAS BEEN MADE TO SHOW THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MISSTATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. THE SERVICES, SYSTEMS AND APPLIANCES SHOWN HAVE NOT BEEN TESTED AND NO GUARANTEE AS TO THEIR OPERABILITY OR EFFICIENCY CAN BE GIVEN.  
© Arvanto Energy

Hawks are proud to present this spacious and immaculate three bedroom town house situated just moments away from The Grand Union Canal located on the Brentford Lock development.

The property consists of a large reception area with separate kitchen with integrated appliances.

Two bathrooms one of which is en-suite and one separate WC downstairs

The property benefits from three double bedrooms with built in wardrobes

The property also comprises of a good sized private garden.

A wide range of amenities can be found along Brentford High Street.

The property is convenient for local bus routes and Brentford Main Line Station with connections to London Waterloo.

## 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>                            | 72                      | 72        |
| (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 |           |

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.



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