



FOR SALE

Claypounds Lane | Brentford

Apartment
1 Reception
1 Bedroom
1 Bathroom

Offers Over £319,950 | Leasehold



Hawks

FREEDOM TO MOVE





- Top Floor Private Apartment
- Residents Only Gym
- Large Balcony
- Allocated Secure Underground Apartment
- Close To Brentford Train Station
- Lovely Views

Hounslow
Council Tax band | C

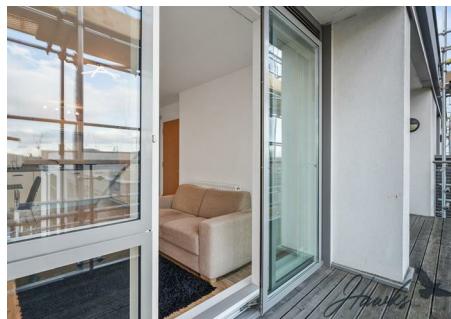




****Penthouse Top Floor Spacious One Double Bedroom Apartment ****

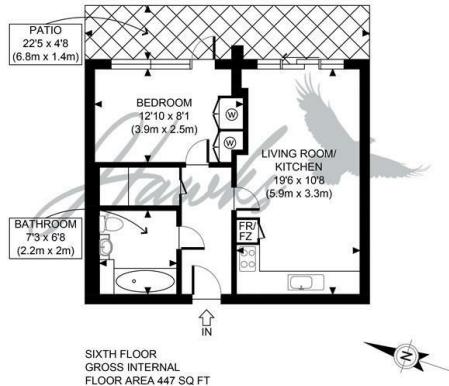
Beautiful and spacious one double bedroom penthouse apartment on the highly sought after, Great West Quarter Development. The property consists of a spacious open plan kitchen and living area, leading out to a lovely wrap around balcony, being the only one on this side of the building. It has lovely views to enjoy! The apartment has an excellent storage facility and comes complete with a secure underground designated parking bay, complex concierge and security with access to a residents only gym. This truly is an amazing apartment. Please call 0208 5682342 to arrange viewings.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For more details:
www.hawks.properties



APPROX. GROSS INTERNAL FLOOR AREA 447 SQ FT / 42 SQM	Goldenmile House TW8
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 07/04/21
	photoplans

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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