

# RIVERHOMES

Holland Gardens  
Brentford TW8

£675,000  
Leasehold



## Holland Gardens Brentford TW8

Positioned on the first floor of a lift serviced building within Holland Gardens development, this three bedroom apartment has breath taking views of the River Thames. The large south-facing reception room enjoys uninterrupted views of the Thames and opens directly to a private balcony, providing the perfect spot to relax or entertain while taking in the river panorama. The reception flows naturally into a semi open-plan kitchen, fitted with integrated appliances and enjoying its own outlook across the beautifully maintained communal gardens to the rear. The principal

bedroom benefits from built-in wardrobes and a smart en suite shower room, while the second double bedroom also includes fitted storage. A third double bedroom provides further flexibility, served by a modern family bathroom. Holland Gardens offers an exceptional lifestyle for residents, including 24 hour concierge service, secure underground parking with an allocated space, and access to with gym and sauna facilities. The manicured communal gardens add to the development's sense of tranquillity, despite its highly convenient location.

### KEY FEATURES

**3 bedrooms**

**2 bathrooms**

**Semi open-plan kitchen**

**Fitted storage**

**Private balcony**

**Views of the River Thames and the communal garden**

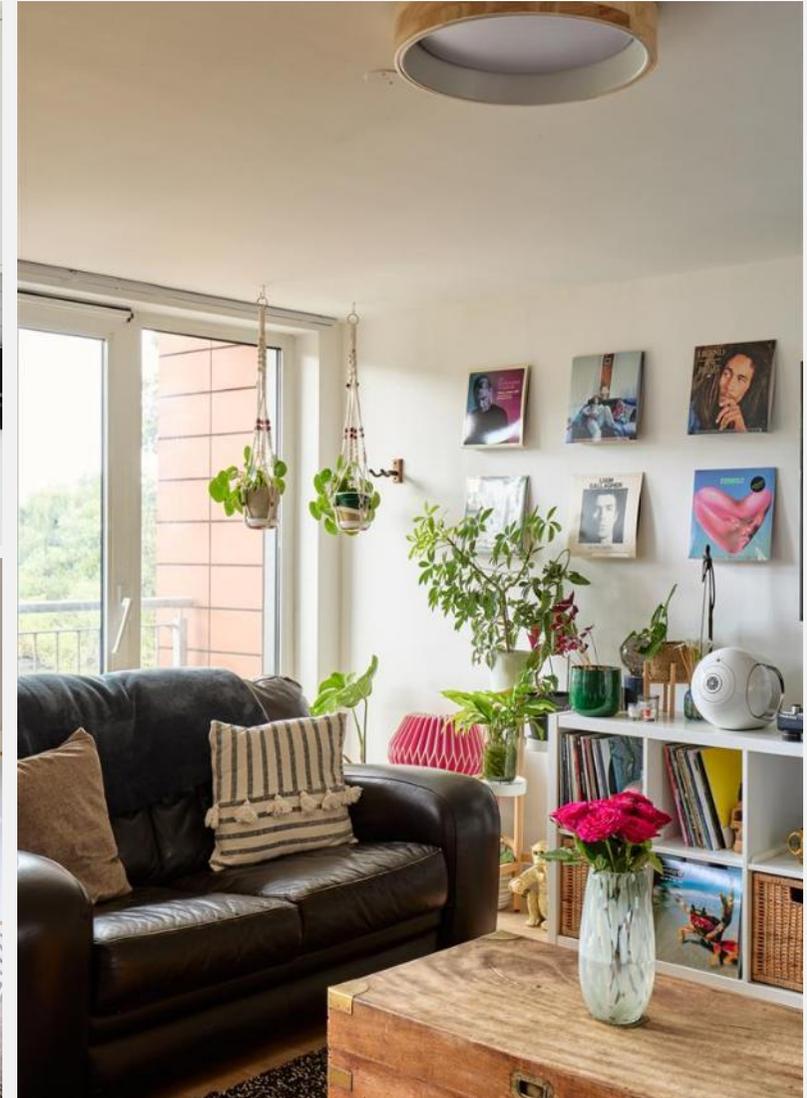
**Lift service**

**24 hour concierge service**

**Secure underground parking an allotted space**

**Access to residents' communal gym and sauna**

**Excellent transport links from Kew Bridge, Gunnersbury and Kew Gardens stations, as well the nearby A4/M4**





## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84 B
69-80	<b>C</b>	79 C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Hounslow
<b>Internal area:</b>	1,142 sq. ft. / 106 sq. m.
<b>No. of bedrooms:</b>	3
<b>Council tax band:</b>	F - £3,012.85 approx. per annum.
<b>Lease length:</b>	976 approx. years remaining
<b>Ground rent:</b>	£250 approx. per annum
<b>Service charge:</b>	£6,600 approx. per annum

