

RIVERHOMES

Malthouse Court
Brentford TW8

£650,000
Leasehold



An open-plan kitchen and reception room, featuring a fully fitted contemporary kitchen and full-height patio doors opening directly onto the terrace. The principal bedroom offers a built-in sliding wardrobe and a stylish en suite bathroom with oak integrated vanity unit. The second bedroom is a double bedroom with sliding doors wardrobe providing flexible use as a guest room, home office or study. A modern family bathroom, ample hallway storage cupboard and a wide entrance hall complete the internal accommodation. Further benefits include secure underground parking, and lift access.



ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 83 B | 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

KEY INFORMATION

| | |
|-------------------|---------------------------------|
| Local authority: | London Borough of Hounslow |
| Internal area: | 920 sq. ft. / 85.47 sq. m. |
| No. of bedrooms: | 2 |
| Council tax band: | E - £2,549.33 per annum approx. |
| Lease length: | 113 years remaining approx. |
| Ground rent: | £300 per annum approx. |
| Service charge: | £3,186 per annum approx. |

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