



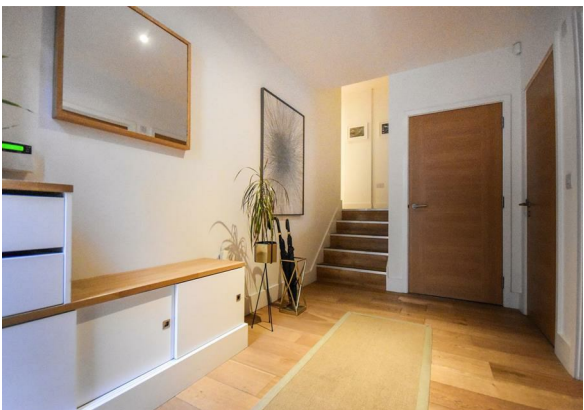
QUILLIAM

Narrowboat Avenue
Brentford

- Ground Floor Apartment
- Private Terrace
- Open Plan Kitchen
- Three Bedrooms
- Two Bathrooms
- Spacious Reception Room
- Views of Communal Gardens
- Exclusive Development
- Cloakroom
- Waterside Development

Asking Price £675,000





Property Description

An award winning development, Brentford Lock West is beautifully located along the banks of the Grand Union Canal.

Located on the ground floor with a terrace overlooking the communal landscaped gardens, this well-proportioned three bedroom, two and a half bathroom apartment offers spacious accommodation. The open plan double aspect reception room is stunning with doors opening onto the terrace and a well fitted kitchen.

At the rear of the terrace there is a private gate leading to the communal gardens.

The property is offered in good condition with wooden flooring throughout, while two bedrooms are carpeted.

Brentford Lock West enjoys unique waterside living whilst being close to Brentford High Street where the South Side is undergoing a massive, exciting regeneration to include more shops, bars and restaurants. Transport links include Brentford Mainline Station, bus routes and the A4/M4.

Hall

Kitchen/Living/Dining Room

26'2" x 13'9"

Main Bedroom

15'5" x 9'6"

En-Suite

6'8" x 4'10"

Bedroom Two

18'4" x 10'2"

Bedroom Three

15'8" x 9'10"

Bathroom

7'6" x 6'4"

Cloakroom

Additional Information

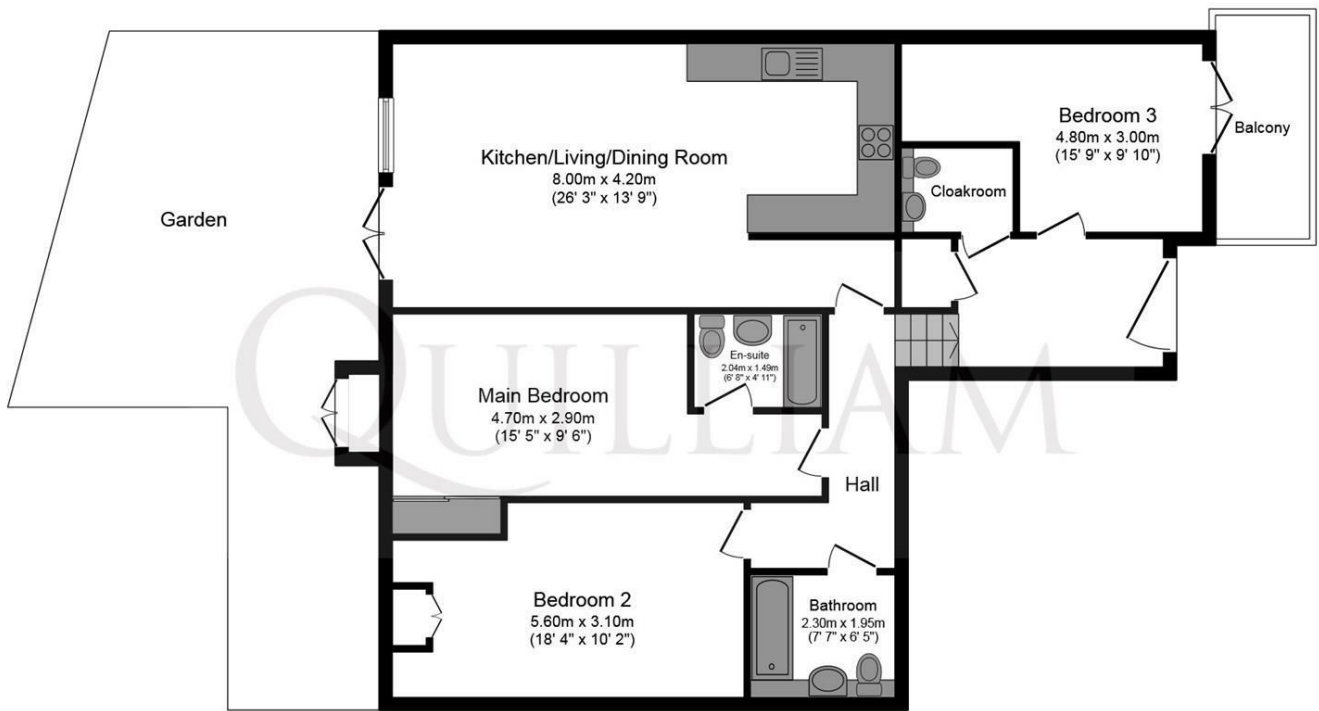
Service charge: £2460.60 pa

Ground rent: £350 pa

Council Tax: Band F (London Borough of Hounslow)

Tenure: Leasehold





Ground Floor

Floor area 107.9 sq.m. (1,162 sq.ft.) approx

Total floor area 107.9 sq.m. (1,162 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements