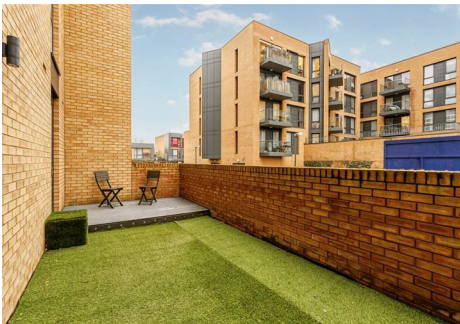


Rolfe East



Baltic Avenue, TW8

£299,950

- Ground Floor Apartment
- One Double Bedroom
- Underfloor Heating Throughout
- Beautifully presented
- Private Patio Garden
- Spacious Accommodation
- Great Location
- Close to station

A well located and exquisite one double bedroom apartment with private patio area, finished to a high standard throughout and benefits from underfloor heating. The property offers a bright and spacious open plan reception room with an integrated kitchen, double bedroom, modern bathroom and a welcoming hallway with a utility/laundry cupboard.

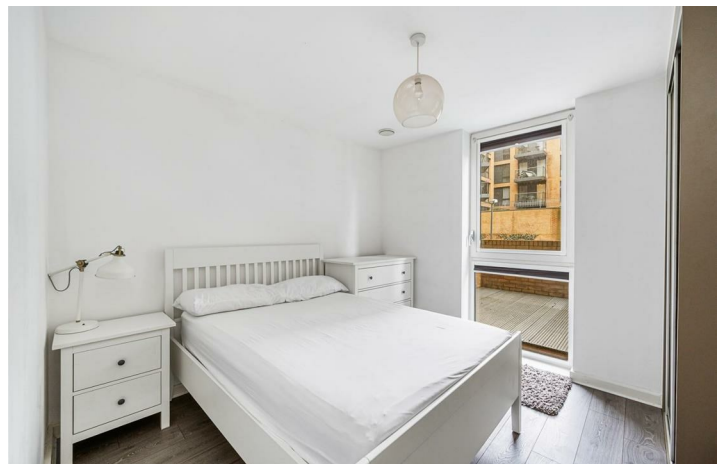
Outside, there is a private garden which is accessed via the lounge and is of a south westerly aspect.

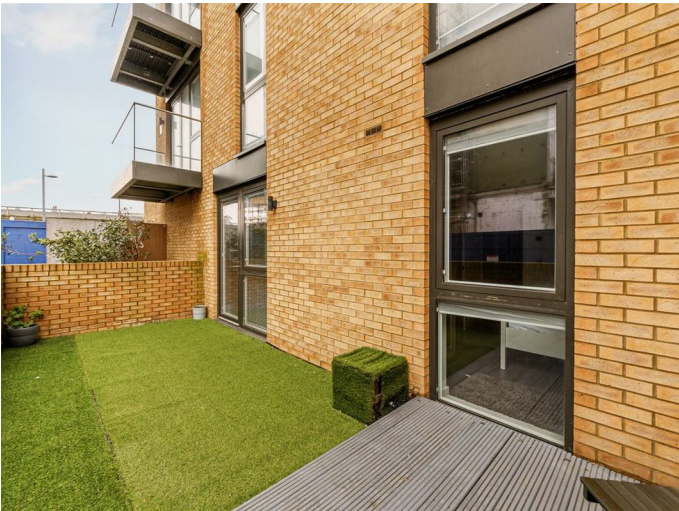
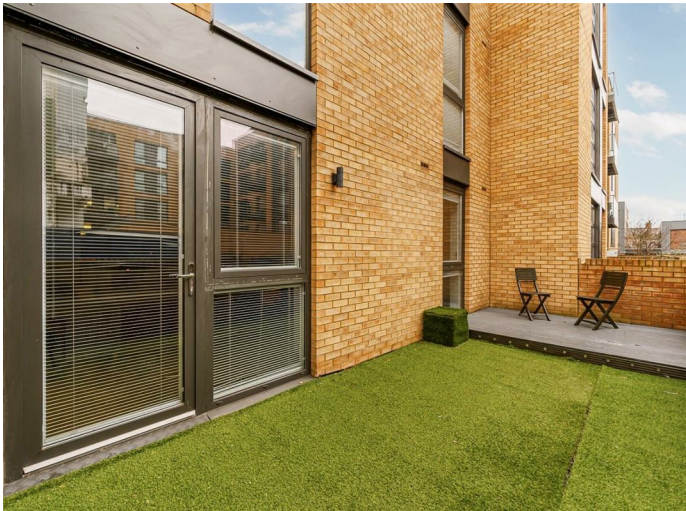
Baltic Avenue is ideally placed for the A4/M4 and Brentford mainline station (SWR) is a short walk away giving fast access into Waterloo. South Ealing tube station (Piccadilly line) is a 15 minute walk or a short bus ride away on the 65 bus, as is Ealing Broadway with the many shops, restaurants and station with the excellent Elizabeth line and Central & District lines too!. Brentford itself is going through a huge regeneration project, which will include a new High Street and areas along nearby River Thames for leisure pursuits. This property must be viewed so call Rolfe East today!

To arrange your viewing, please contact Rolfe East on 020 8579 1111.



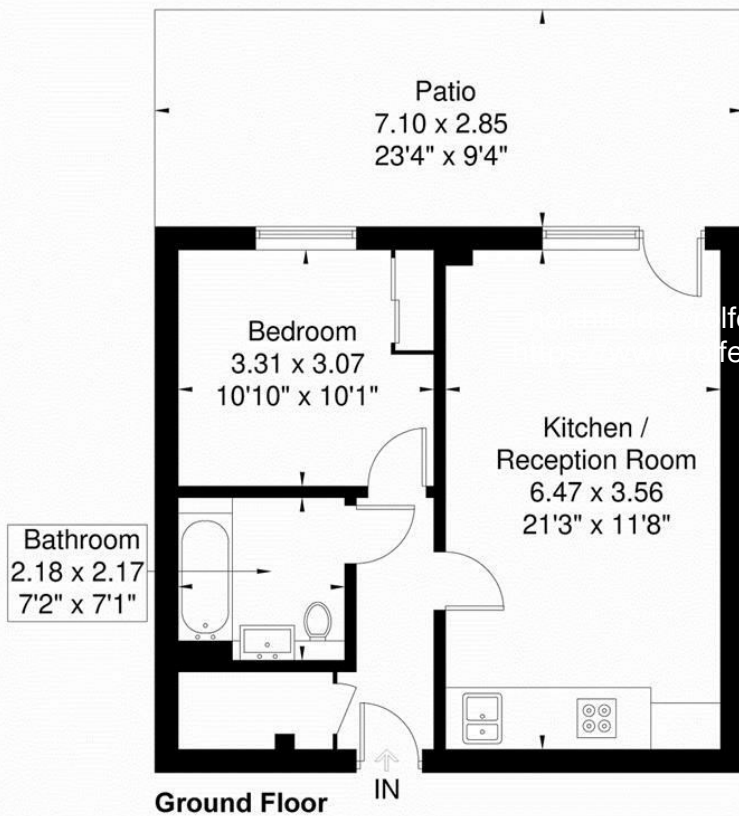
Council Tax Band: C





Myrtle Court

Approximate Gross Internal Area = 45.1 sq m / 485 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floorplan is for illustrative purposes only and not to scale.
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Viewings

Viewings by arrangement only.
Call 020 8579 1111 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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