

Rolfe East



Windmill Road, Brentford, TW8 9NA

£620,000 Share of freehold.

- Two double bedrooms
- Stylish, Modern & Architect Designed
- Air filtration system
- Long lease - 997 years
- Own entrance
- Further studio room
- Sun trap west facing garden
- Under floor heating
- Share of freehold
- Well located for public transport links

A beautifully crafted, architecturally designed ground floor two double bedroom garden flat offering a unique blend of modern living and thoughtful design in a prime West London location.

This property must be seen to appreciate the many unique and stylish features which include polished concrete flooring throughout, textured Venetian polish plastered walls and contemporary sliding internal doors/partitions which maximises the space and light and provides flexibility to use the space how you want to. For comfort, the windows are triple glazed to aid warmth and sound proofing, there is under floor heating throughout (including the out building) and an air filtration system and air conditioning to the apartment.

The beautiful open plan living area provides a relaxing retreat, with defined lounge and dining areas and a high spec integrated kitchen. This is the heart of the home and it flows seamlessly into a private west-facing sun trap garden, perfect for relaxing or entertaining in the warmer months. The accommodation continues with two generously sized double bedrooms, an immaculate and modern bathroom and a versatile garden studio room—ideal as a home office, guest room, or creative space—and is finished to an exceptional standard throughout.

The property is located conveniently for Northfields Tube Station (Piccadilly Line) and Brentford mainline station (giving fast access into Waterloo), offering excellent connectivity while being close to local cafes, shops, parks, and the scenic River Thames. The surrounding areas are a short bus hop away including Kew, Richmond and Ealing. Call Rolfe East today to arrange an appointment to view this amazing and unique property.



Council Tax Band: B





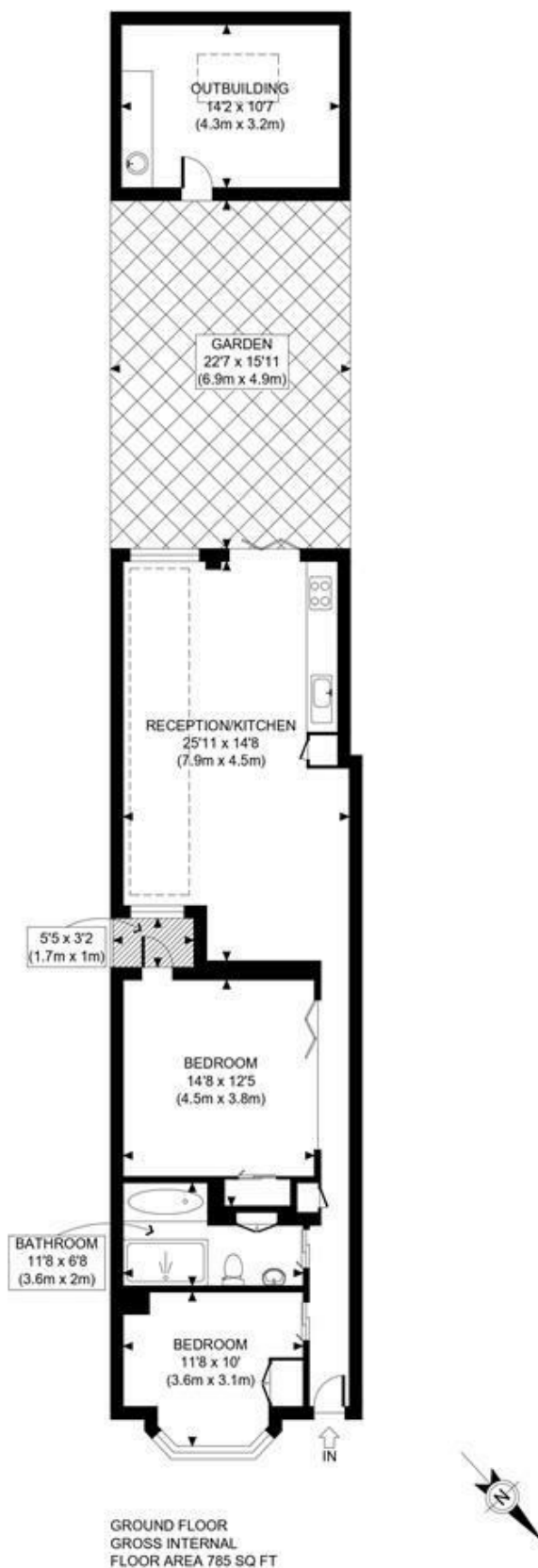
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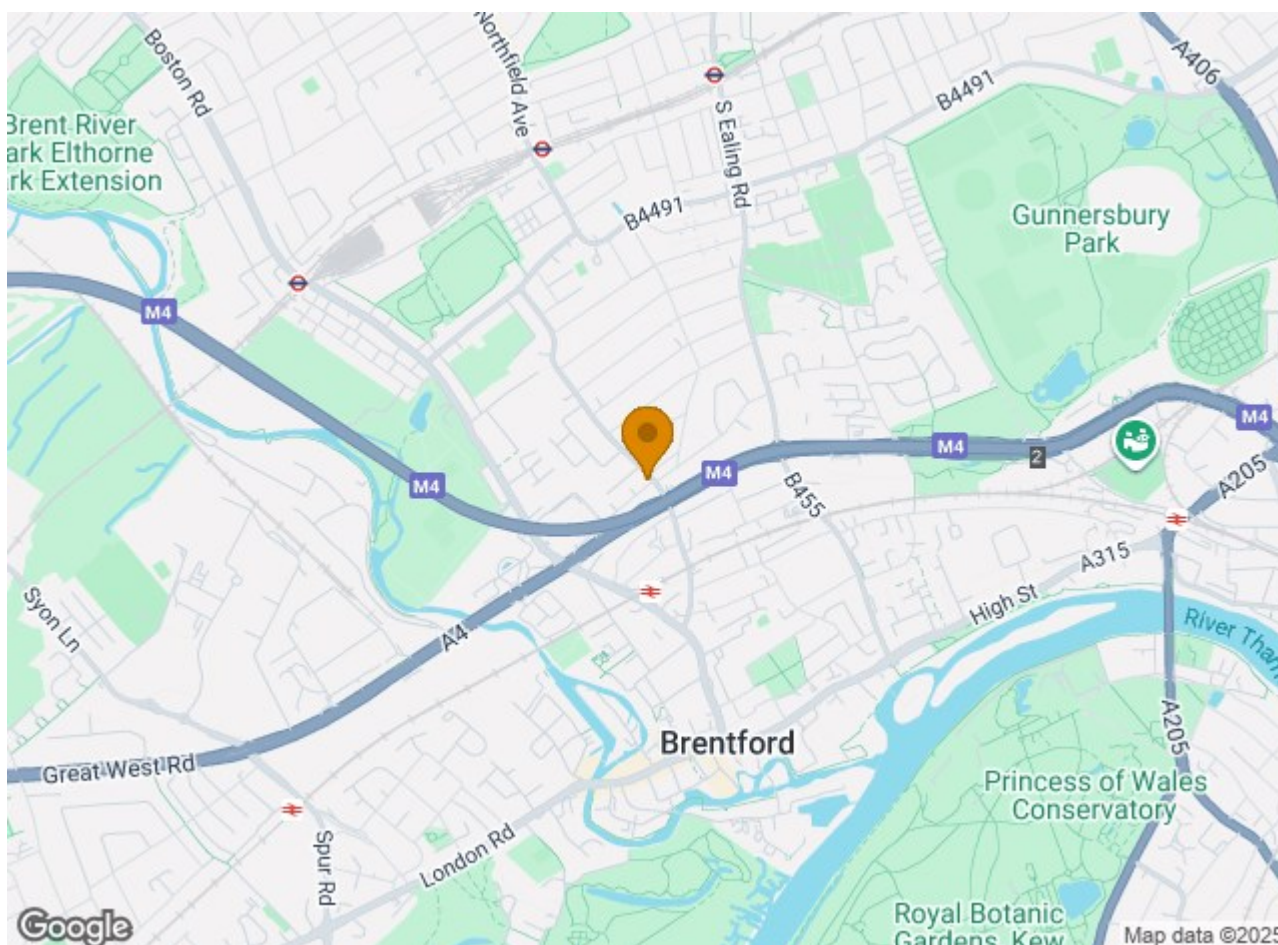




APPROX. GROSS INTERNAL FLOOR AREA WITH OUTBUILDING: 933 SQ FT/ 87 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OUTBUILDING: 785 SQ FT/ 73 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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	

EPC Rating: C

**To view this property, please
contact Rolfe East on
020 8579 111 or email:
northfields@rolfe-east.com**

**Opening hours are:
0930 to 1800 Monday to Friday
0930 to 1300 Saturdays**