



Great West Road, Brentford, TW8 0HD
Guide Price £285,000

DBK
ESTATE AGENTS



Great West Road, Brentford, TW8 0HD

Guide Price £285,000

Set within one of Brentford's most sought-after developments, this beautifully presented duplex apartment offers a seamless blend of contemporary design and convenience. Arranged over two levels and extending to approximately 609 sq. ft., the home has been thoughtfully designed to maximise space, natural light and modern living.

The welcoming entrance opens into a stylish open-plan living, dining and kitchen area, creating the perfect setting for both everyday life and entertaining. The sleek, fully fitted kitchen is complete with integrated appliances and generous storage, while the spacious living area enjoys a bright and inviting atmosphere.

Descending to the lower ground floor, the generous double bedroom provides a peaceful retreat, complemented by fitted wardrobes and excellent storage solutions. A chic family bathroom is finished to a high standard, while an additional guest WC adds further practicality.

Residents benefit from an exceptional range of amenities, including a 7-day concierge service (7am–7pm), secure entry system, beautifully maintained communal gardens and secure allocated parking.

Ideally located within the iconic Art Deco Wallis House development on the Great West Road, this apartment offers excellent connectivity and a superb West London lifestyle. Brentford and Kew Bridge stations are both approximately 0.5 miles away, providing direct services to London Waterloo, while the nearby A4/M4 offers easy access to Central London and Heathrow. Residents can enjoy the growing selection of cafés, restaurants and shops in Brentford, with the beautiful Royal Botanic Gardens, Kew, Syon Park and the River Thames all within easy reach.

Key Features

- Chain Free
- Duplex Ground Floor Apartment Circa 609 Sq.Ft
- Concierge 7am to 7pm - Seven Days a Week
 - Secure Parking
- Large Bedroom on Lower Ground Floor with Fitted Wardrobes
- Open Plan Kitchen/ Dining + Living Area
 - Kitchen Complete with Integrated Appliances
- Chic Family Bathroom/ WC + Additional WC
- Ample Storage + Lobby + Communal Gardens + Secure Entry System
- Brentford + Kew Bridge Stations 0.5 miles



Lease

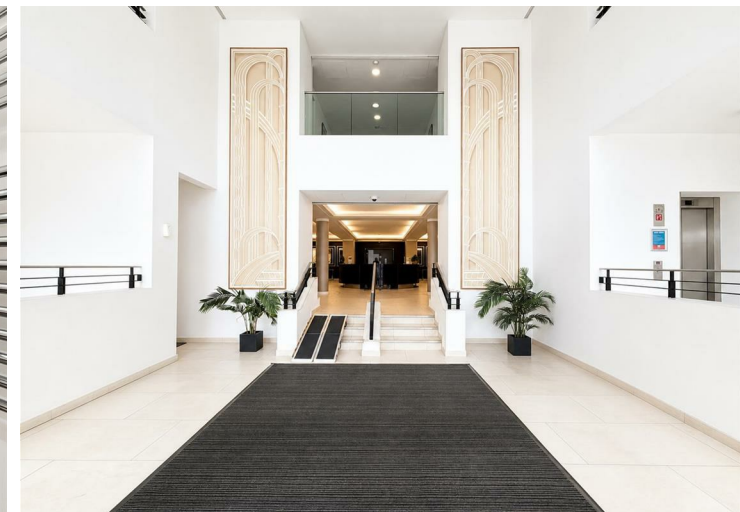
Approx. 986 years remaining

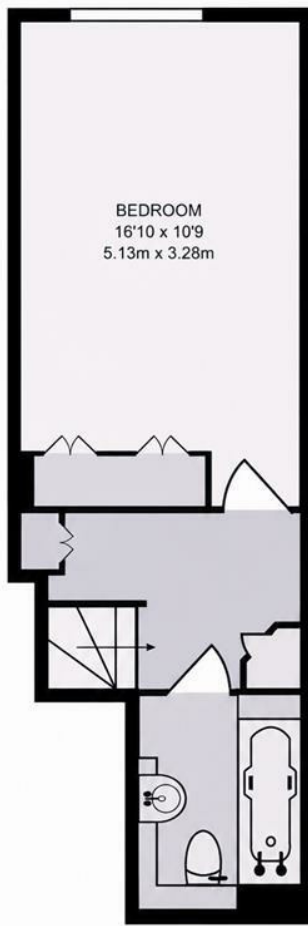
Service Charge

Approx. £5,600 per annum

Ground Rent

£584.00 per annum

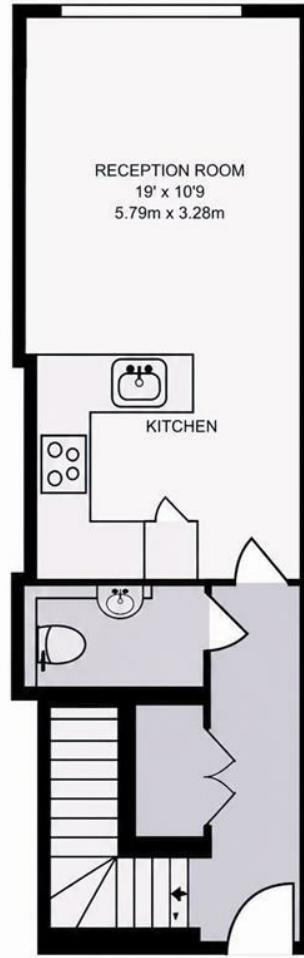




LOWER GROUND FLOOR

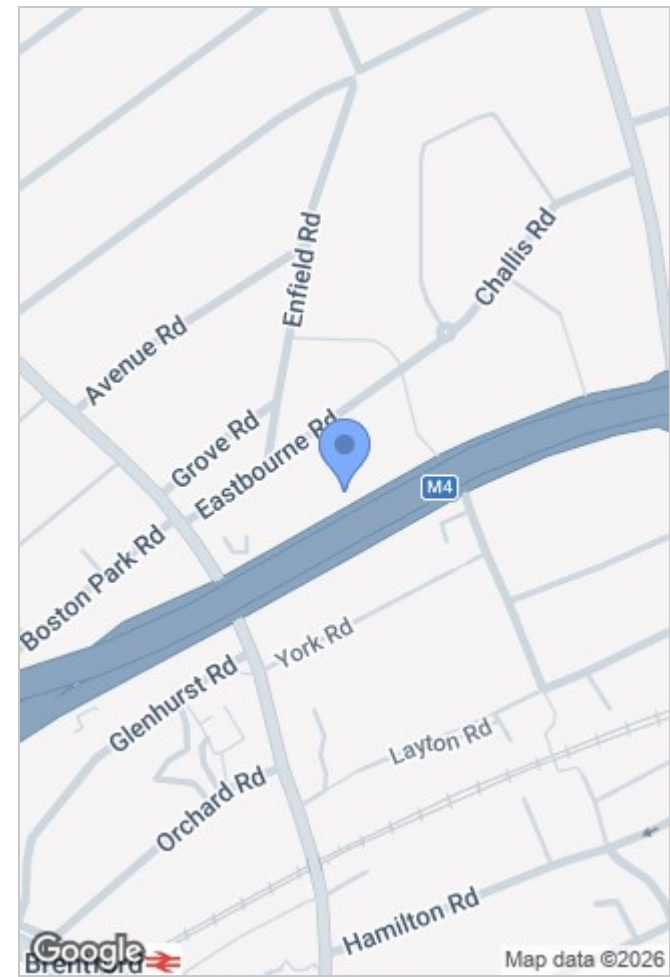
286 SQ FT/26.59 SQ M

This plan has been drawn for illustrative and identification purposes only.



GROUND FLOOR

323 SQ FT/30.01 SQ M



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		83	83
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales			
	EU Directive 2002/91/EC		