



### 3 bed apartment to buy in TW8

London Road, Brentford, Brentford, TW8 8JS

**£600,000** Starting Bid

 x 3  x 1

Tenure

**Leasehold**

Allocated parking

### Property features

- ✓ Three Double Bedrooms
- ✓ Large Reception Room
- ✓ Spacious Kitchen
- ✓ Close Proximity to Syon Park
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: **Band E**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

0207 867 3382  
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Nestled on London Road in the vibrant area of Brentford, this beautifully presented property offers a perfect blend of modern living and everyday comfort. The home features three generously sized double bedrooms, providing ample space for families or professionals alike. The principal bedroom benefits from a stylish en-suite bathroom and a walk-in wardrobe, adding a welcome touch of luxury.

At the heart of the property is the expansive open-plan kitchen and reception area, thoughtfully designed to be both functional and inviting. This versatile space is ideal for entertaining guests or relaxing in comfort at the end of the day.

Ideally located, the property is within easy reach of local amenities and excellent transport links, making commuting into London straightforward. With Syon Park quite literally on your doorstep, residents can enjoy the rare combination of green open spaces and city living. This property is a wonderful opportunity for anyone seeking a modern, spacious home in a thriving community.

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 974

Annual Ground Rent Amount: £300.00

Annual Service Charge Amount: £3,100.00

Price: Starting Bid £600,000

Property Type: Apartment

Parking: Allocated

Year built: 2002

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

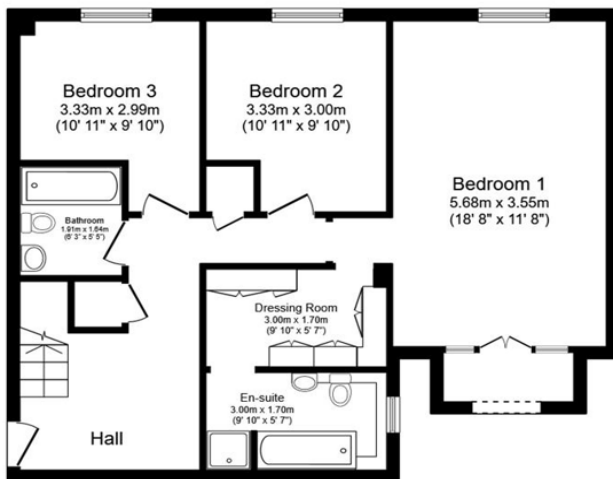
Water: Direct mains water

Water meter: No

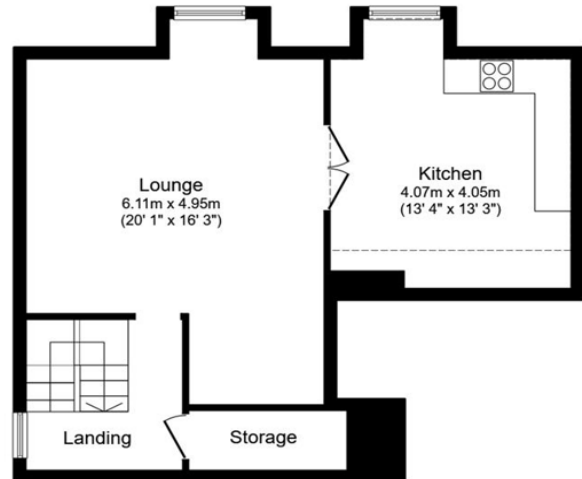
Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



**Ground Floor**  
Floor area 70.5 sq.m. (759 sq.ft.)



**First Floor**  
Floor area 55.0 sq.m. (592 sq.ft.)

**Total floor area: 125.5 sq.m. (1,351 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

| Energy Efficiency Rating                           |                                                                                                               |           |
|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                                    | Current                                                                                                       | Potential |
| <i>Very energy efficient - lower running costs</i> |                                                                                                               |           |
| (92-100) <b>A</b>                                  |                                                                                                               |           |
| (81-91) <b>B</b>                                   |                                                                                                               |           |
| (69-80) <b>C</b>                                   | 76                                                                                                            | 79        |
| (55-68) <b>D</b>                                   |                                                                                                               |           |
| (39-54) <b>E</b>                                   |                                                                                                               |           |
| (21-38) <b>F</b>                                   |                                                                                                               |           |
| (1-20) <b>G</b>                                    |                                                                                                               |           |
| <i>Not energy efficient - higher running costs</i> |                                                                                                               |           |
| <b>England, Scotland &amp; Wales</b>               |                                                                                                               |           |
|                                                    | EU Directive 2002/91/EC  |           |

London Road, Brentford, Brentford, TW8 8JS

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,  
london@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

