

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



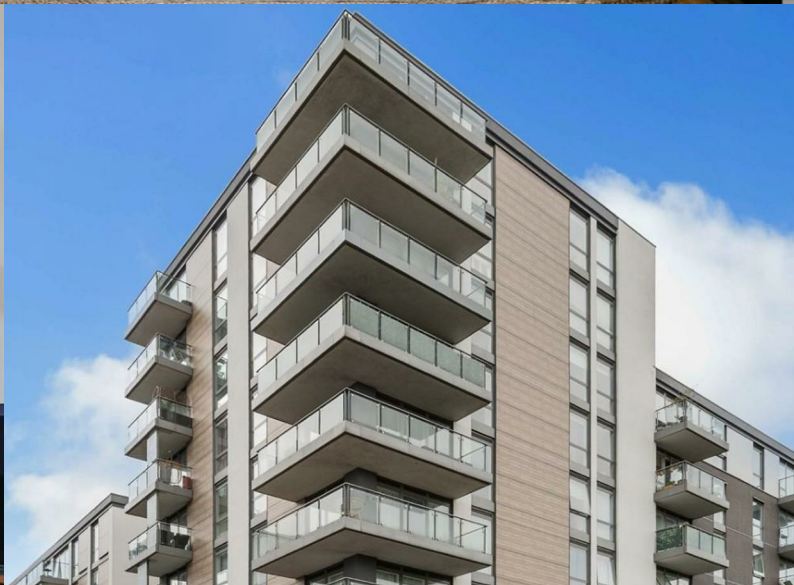
HUNTERS<sup>®</sup>  
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Ealing Road

Brentford, TW8 0AU

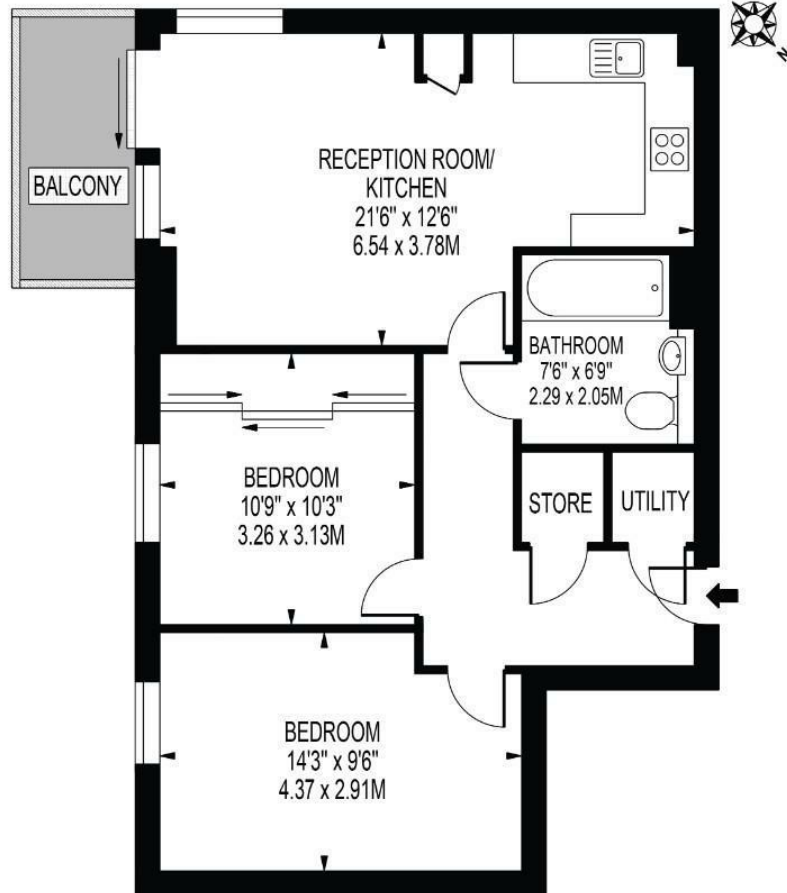
Asking Price £350,000





## TRICO HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 650 SQ FT - 60.41 SQ M



## SEVENTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Nestled within the highly desirable Great West Quarter development on Ealing Road, Brentford, this charming two double bedroom flat offers a perfect blend of modern living and convenience. This purpose-built apartment spans an impressive 650 square feet, providing ample space for comfortable living.

Upon entering, you are greeted by an open plan reception room that seamlessly integrates with a fully fitted kitchen, creating an inviting atmosphere ideal for both relaxation and entertaining. The reception area extends to a private balcony, perfect for enjoying a morning coffee or unwinding after a long day. One of the double bedrooms features a built-in wardrobe, ensuring that storage is both practical and stylish. The modern family bathroom is well-appointed, catering to all your needs.

Security is paramount in this residence, with a secure entry video system and the added benefit of secure underground parking, providing peace of mind for residents.

Trico House is conveniently located just a quarter of a mile from Brentford mainline station, offering a direct link to London Waterloo, making it an excellent choice for commuters. Additionally, South Ealing underground station, which serves the Piccadilly Line with direct access to London Heathrow, is less than half a mile away. The vibrant Brentford high street is also within walking distance, offering a variety of shops, cafes, and amenities.

This property is an ideal opportunity for those seeking a modern, well-connected home in a thriving area. Don't miss the chance to make this delightful flat your own.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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