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Augustus Close

Brentford, TW8 8QY

Asking Price £299,950



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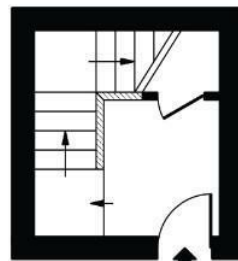


MAURICE COURT, AUGUSTUS CLOSE

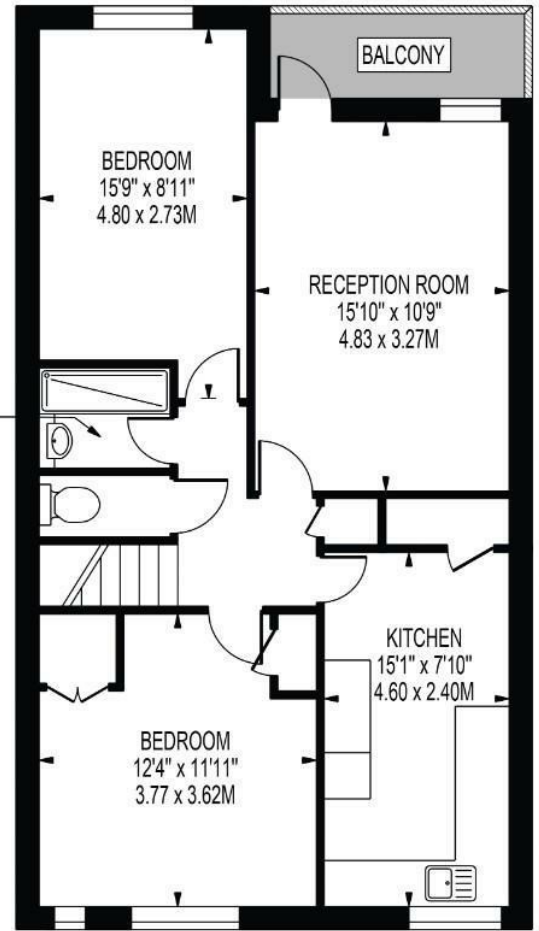
APPROXIMATE GROSS INTERNAL FLOOR AREA: 767 SQ FT - 71.22 SQ M



BATHROOM
5'7" x 4'3"
1.70 x 1.30M



GROUND FLOOR
ENTRANCE



FIRST 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 desirable Brentford Dock riverside development, this charming two-bedroom flat offers a perfect blend of comfort and convenience. The apartment boasts a spacious reception room that is bathed in natural light, creating a warm and inviting atmosphere. This delightful space seamlessly extends to a private balcony, ideal for enjoying the tranquil views of the surrounding area.

The separate kitchen is fully fitted, providing ample space for culinary pursuits. Both double bedrooms are generously sized, with one featuring built-in storage to maximise space and organisation. The flat also includes a well-appointed bathroom, complemented by a separate WC for added convenience.

Residents of Brentford Dock benefit from beautifully maintained communal gardens and direct access to the picturesque banks of the River Thames, perfect for leisurely strolls or enjoying the scenic riverside. The property is offered with no onward chain, making it an attractive option for those looking to move in swiftly. Additionally, the service charge includes hot water and heating, ensuring a comfortable living experience.

Brentford Dock is ideally situated within walking distance of Brentford High Street, where a variety of shops and amenities await. The nearby Brentford overground station provides excellent transport links, while the M4/A4 is just a short drive away, offering easy access in and out of London. This property presents a wonderful opportunity for anyone seeking a stylish and convenient home in a vibrant riverside community. Viewings are highly recommended.

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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