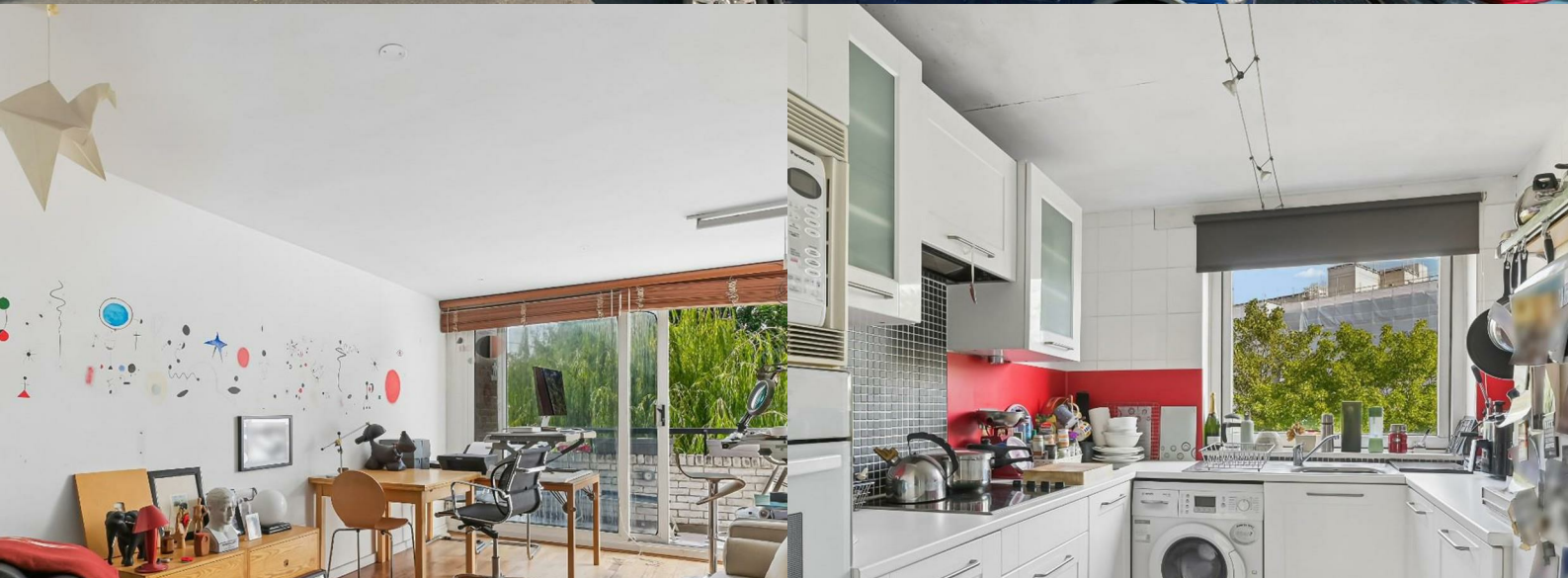


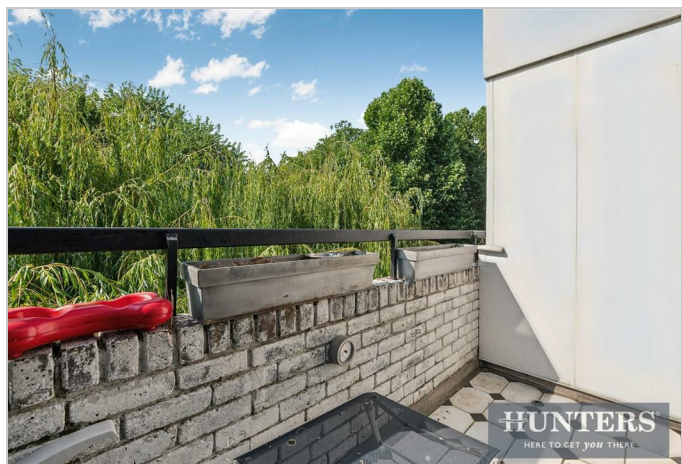
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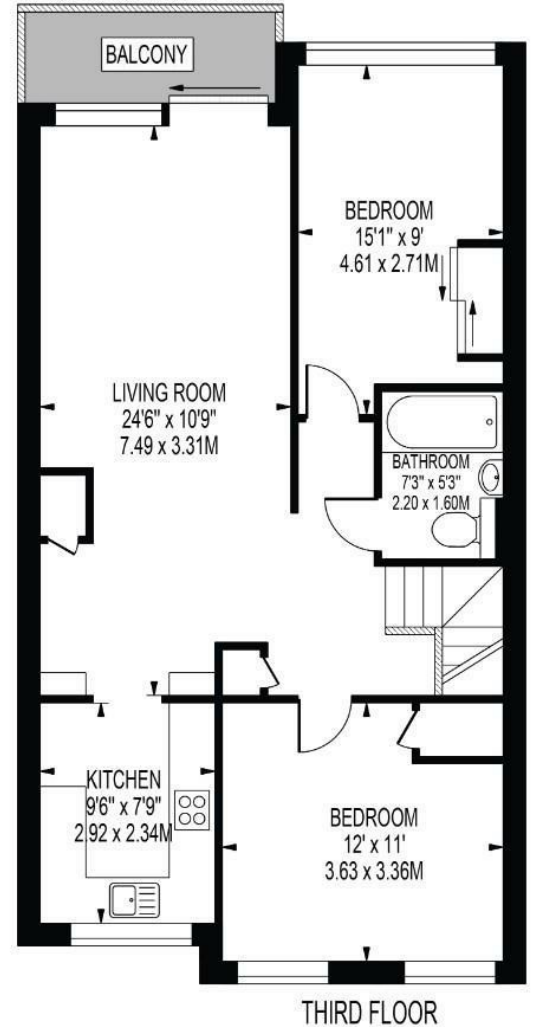
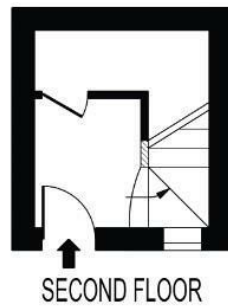
Augustus Close
Brentford, TW8 8QS
Guide Price £350,000





GALABA COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 796 SQ FT - 73.95 SQ M



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.

Cash Buyers Only Nestled in the desirable waterside location of Augustus Close, Brentford, this charming top floor, two-bedroom apartment offers a delightful blend of comfort and convenience. The property is presented in excellent condition and is available with no onward chain, making it an attractive option for prospective buyers.

Upon entering, you are greeted by a bright and spacious reception room that provides a warm and inviting atmosphere. This area seamlessly leads to a south-facing private balcony, perfect for enjoying the sunshine and the serene views of the surrounding area. The separate kitchen is fully fitted with modern appliances and offers a peaceful view of the canal, making it a lovely space for culinary endeavours.

Both double bedrooms are generously sized and come equipped with built-in wardrobes, ensuring ample storage. One of the bedrooms also boasts a picturesque view of the canal, adding to the tranquil ambiance of the home. The modern family bathroom is well-appointed, catering to all your needs.

Residents of this flat will appreciate the beautifully maintained communal gardens, ideal for leisurely strolls by the Brentford Marina alongside the River Thames and the Grand Union Canal. For those who enjoy cycling, the development includes bike storage, promoting an active lifestyle.

Conveniently located within walking distance of Brentford High Street and Brentford Mainline Station, this property benefits from excellent transport links and a variety of local amenities. This flat is an ideal choice for both commuters and families, offering a perfect blend of modern living in a picturesque setting, 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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