



Clayponds Lane, Brentford

- Modern Two Bedroom Apartment
- Open Plan Reception Room with Fully Integrated Kitchen
- Gorgeous Communal Gardens
- Secure Underground Parking
- Easy Access to M4/A4 into/out of Central London
- Two Bathrooms
- Private Balcony
- Close to Local Amenities
- Residents Gym

Guide Price £500,000

Tenure: Leasehold

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Clayponds Lane, Brentford

DESCRIPTION

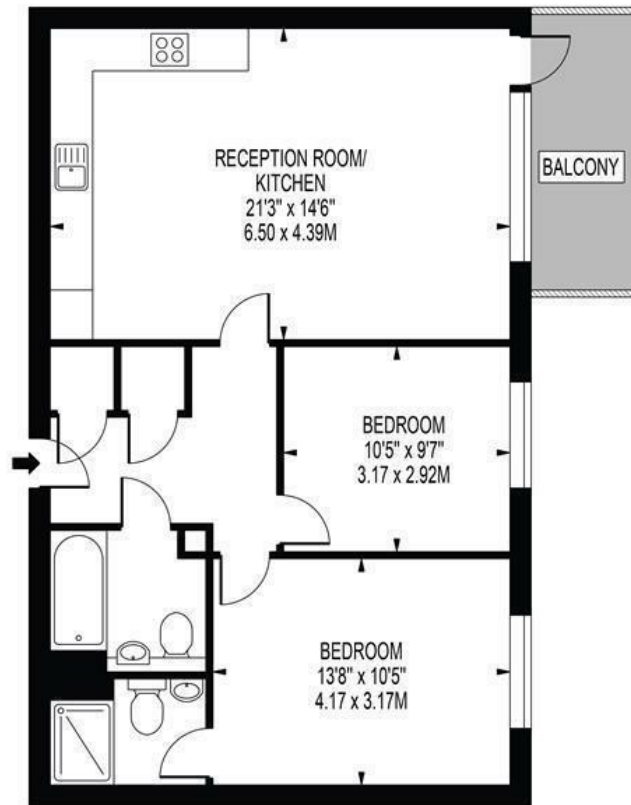
A beautiful, spacious modern & very well presented two bedroom, two bathroom apartment set within the Great West Quarter development. With lifts to the second floor this bright and airy apartment benefits from generous living space and a large open plan reception with modern kitchen diner and wooden floors throughout.

The property benefits from well maintained, pretty communal gardens, secure underground parking and a residents gym. An ideal property for first time buyers and investors. Viewings are highly recommended.



SIMMONDS HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 811 SQ FT - 75.34 SQ M



SECOND 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.

Viewing

Please contact our Hunters Brentford Office on 0208 568 2929 if you wish to arrange a viewing appointment for this property or require further information.
6 Ferry Quays, Brentford, TW8 0AT
Tel: 0208 568 2929 Email: brentford@hunters.com <https://www.hunters.com>



Council Tax: D

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B	82	82	(81-91) B	82	82
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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? If you are thinking of selling 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

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