



Paddlers Avenue, Brentford

- Two Bedrooms Two Bathrooms
- Secure Underground parking
- Popular location
- Private Balcony
- Brentford Lock Riverside apartment

- Third floor apartment
- Lifts & Entry phone system
- Available to view now
- Immaculate condition
- Easy access to Central Line (Ealing BDWY)

Asking Price £575,000

Tenure: Leasehold

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Paddlers Avenue, Brentford

DESCRIPTION

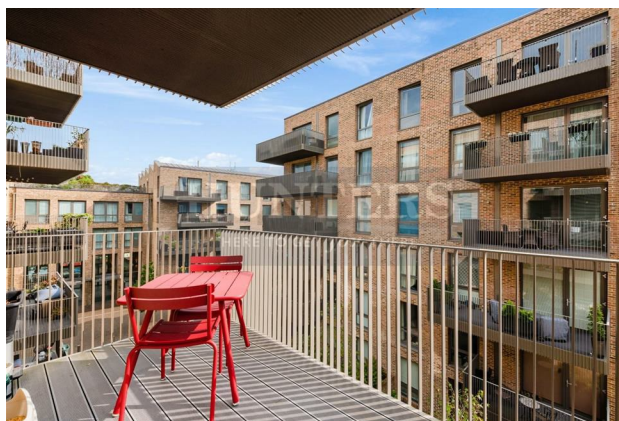
A beautiful two bedroom, two bathroom third floor purpose built apartment located in the popular Brentford Lock Riverside development.

The property is presented in immaculate condition throughout with modernised Interiors, floor to ceiling windows, open plan kitchen/living space with a private S/W facing balcony overlooking the stunning communal gardens.

With excellent transport links including Brentford main station only 8 minutes walking distance, with the new bridge construction this will become a 5 min walk, while Boston Manor (Piccadilly Line) is only a 15-20 minute walk and in addition the property offers easy access to Ealing Broadway (Central Line) which is a short bus ride away. With beautiful riverside walks, Syon Park around the corner, easy access into Central London and Heathrow airport only a 15-20 minute drive away, this would make the perfect home, investment or pied-a-terre.

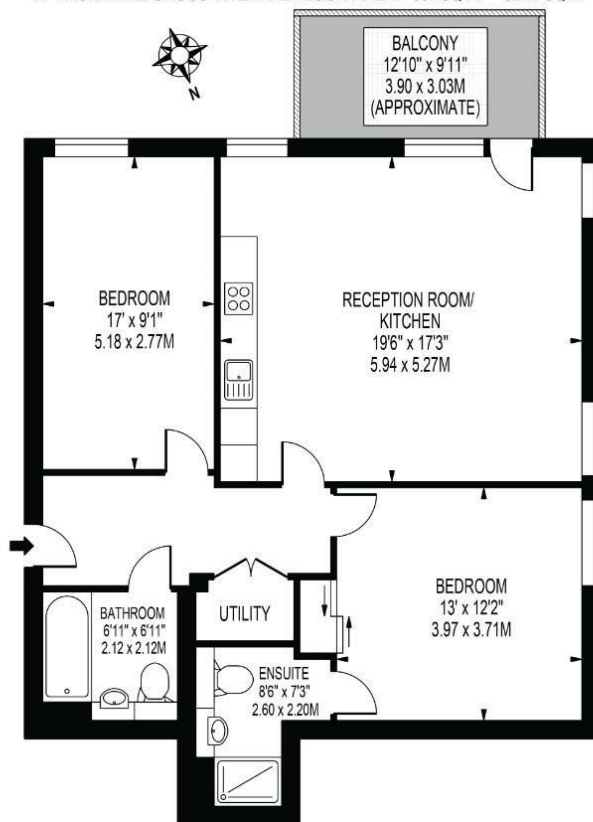
Paddlers Avenue in Brentford is in the London region of England. The postcode is within the Syon & Brentford Lock ward/electoral division, which is in the constituency of Brentford and Isleworth. Newly built in 2019, part of the award winning , Brentford Lock West development and set 20 meters from the edge of The Grand Union Canal this second floor spacious flat offers luxury living in the heart of Brentford.

The development includes an 80m long footbridge crossing the existing River Brent to maintain the waterfront of the Grand Union canal as a focus of the scheme and improve access to Brentford Railway Station. Further information can be found here <https://www.hewson-consulting.com/project/brentford-lock-west-bridge/>



ISAMBARD COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 887 SQ FT - 82.44 SQ M



THIRD 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.

Council Tax: E

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	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(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

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.

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