



## Goat Wharf, Brentford

- Two Double Bedrooms
- Fourth Floor & Fifth floor Duplex
- Private Balcony
- Long Lease
- Immaculate condition
- Two bathrooms & WC
- Underground secure parking space
- Riverside Development
- No onward chain

**Offers In Excess Of £525,000**

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# Goat Wharf, Brentford

## DESCRIPTION

A beautiful, spacious and bright 4th & 5th floor duplex apartment located in the Ferry Quays Riverside development in a very sought after pocket in the heart of Brentford is offered to the market in immaculate condition with no onward chain boasting two double bedrooms, two bathrooms, additional WC with open plan living and kitchen space with own private large balcony, a long lease and a private secure underground parking space.

The benefits of a property like this are that unlike most apartments, the living space and bedrooms are on separate floors, with a WC on the same floor as the Living and Kitchen space this is ideal for guests to use while keeping the main bathrooms and bedrooms private on the upper floor.

Arranged over two floors with over 1000sq ft of living space this property will likely be available for a short period of time therefore viewings are highly recommended.

Situated close to local amenities and excellent transport links.

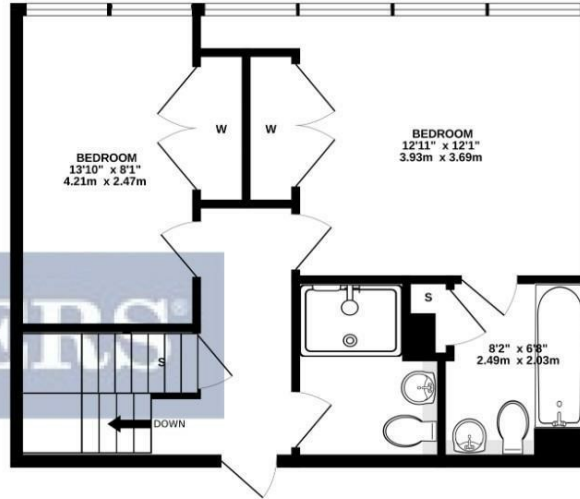
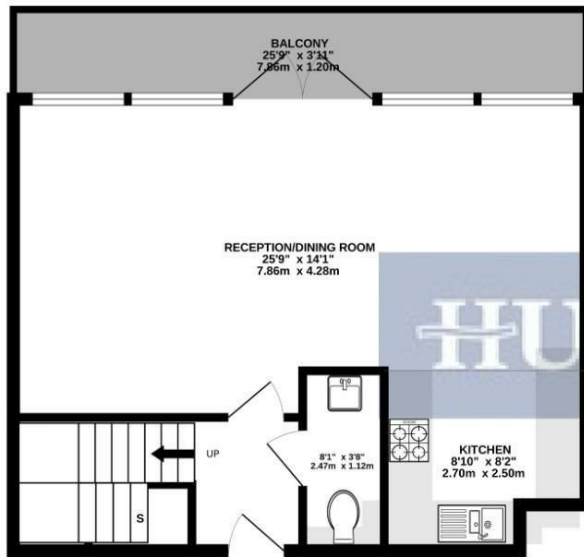






4TH FLOOR  
518 sq.ft. (48.2 sq.m.) approx.

5TH FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



GOAT WHARF, TW8

TOTAL FLOOR AREA: 1038 sq.ft. (96.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## 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

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