



## Claypounds Lane, Brentford

- One Double Bedroom Apartment
- Balcony with Far Reaching Views
- Secure Underground Parking
- EWS1 Compliant
- Excellent Transportation Links
- Top Floor
- Residents Gym
- Council Tax - Band C
- Close to Local Amenities
- Ideal for First Time Buyers and Investors

Offers In Excess Of £350,000



Tenure: Leasehold

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# Claypounds Lane, Brantford

## DESCRIPTION

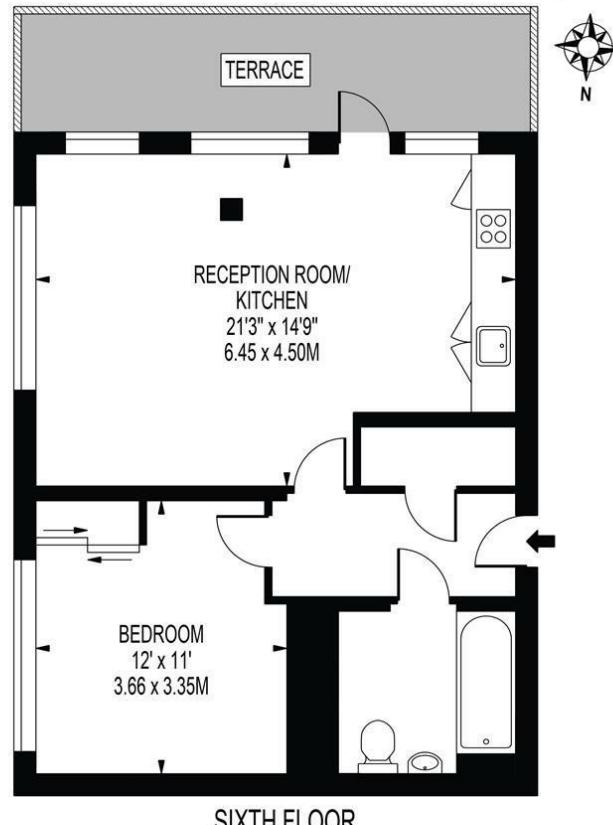
A well-presented one double bedroom modern apartment on the Sixth floor of the development. A spacious modern apartment which benefits from a large open plan reception and fully integrated kitchen, family bathroom, and an abundance of natural light.

The property also captures far reaching views of London from the private balcony. It also benefits from a concierge service, access to Residents gym and secure underground parking. An ideal property for first time buyers and investors. The property is situated close to local amenities and excellent transport links. Viewings are highly recommended.



## SIMMONDS HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 588 SQ FT - 54.60 SQ M



### 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](http://www.hunters.com)



Council Tax: C

## 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 <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B	75	78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very environmentally friendly – lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B	75	78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly – higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	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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