



Located on the southerly peninsula of the Brentford Dock waterside development, originally designed by Sir Roger Walters and with build completion in 1978, sits this 1,046 sq. ft. two bedroom apartment with panoramic views of the River Thames and beyond towards Kew Gardens. The property, which has been renovated and improved by the current owner comprises a large double volume reception room (previously a third bedroom) leading to a river facing balcony, an open-plan fitted kitchen with an internal air conditioning system, access to the sheltered balcony (with retractable awning), two double bedrooms and a contemporary bathroom. Further on-site benefits include immaculately maintained communal riverside grounds and gardens offering direct access into Syon Park, private marina, management office with 24 hour / 365 day security monitoring, convenience store, fibre optic broadband facilities etc.

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

Local authority:	London Borough of Hounslow
Internal area:	1,046 sq. ft. / 97.16 sq. m.
Council tax band:	F
Lease length:	954 years approx.
Service charge:	£6,080.00 per annum approx.

