

RIVERHOMES

Holland Gardens
Brentford TW8

£695,000
Leasehold



Holland Gardens Brentford TW8

Positioned on the first floor of a lift serviced building within Holland Gardens development, this three bedroom apartment has breath taking views of the River Thames. The large south-facing reception room enjoys uninterrupted views of the Thames and opens directly to a private balcony, providing the perfect spot to relax or entertain while taking in the river panorama. The reception flows naturally into a semi open-plan kitchen, fitted with integrated appliances and enjoying its own outlook across the beautifully maintained communal gardens to the rear. The principal

bedroom benefits from built-in wardrobes and a smart en suite shower room, while the second double bedroom also includes fitted storage. A third double bedroom provides further flexibility, served by a modern family bathroom. Holland Gardens offers an exceptional lifestyle for residents, including 24 hour concierge service, secure underground parking with an allocated space, and access to with gym and sauna facilities. The manicured communal gardens add to the development's sense of tranquillity, despite its highly convenient location.

KEY FEATURES

3 bedrooms

2 bathrooms

Semi open-plan kitchen

Fitted storage

Private balcony

Views of the River Thames and the communal garden

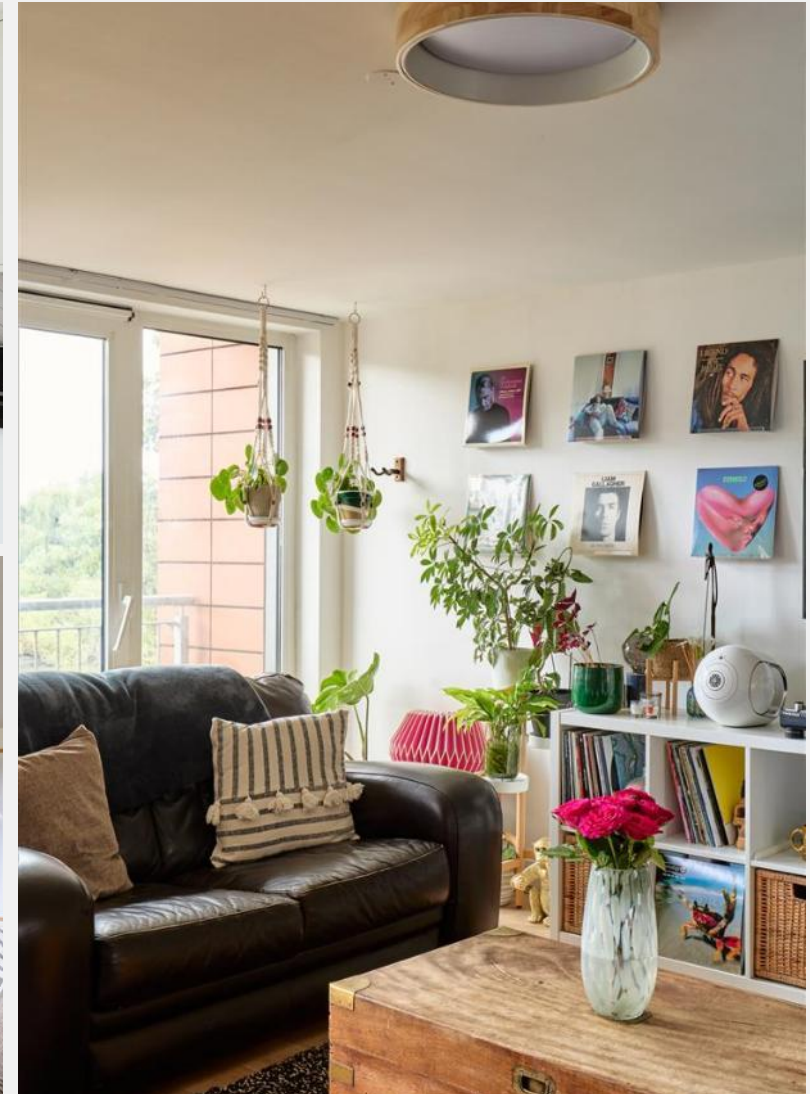
Lift service

24 hour concierge service

Secure underground parking an allotted space

Access to residents' communal gym and sauna

Excellent transport links from Kew Bridge, Gunnersbury and Kew Gardens stations, as well the nearby A4/M4





ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

Local authority:	London Borough of Hounslow
Internal area:	1,142 sq. ft. / 106 sq. m.
No. of bedrooms:	3
Council tax band:	F - £2,400 approx. per annum.
Lease length:	976 approx. years remaining
Ground rent:	£250 approx. per annum
Service charge:	£6,600 approx. per annum



World Waterside Ltd trading as riverhomes for themselves and its clients give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. 2: These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and any services, equipment or facilities have not been tested. 4: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. 5: They assume no responsibility and any intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. If you require clarification of any points please contact us.