

Brook Road South, Brentford, TW8



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£400,000

A smart, well-proportioned two-bedroom apartment offering easy, modern living in the heart of Brentford. This apartment is offered part/unfurnished.

The layout works brilliantly, with two generous double bedrooms, a bright and comfortable living space, and a sleek modern kitchen that's equally suited to midweek meals or slow weekend brunches. It's a low-maintenance home with a relaxed, contemporary feel – ideal for first-time buyers, professionals, or anyone wanting city living without the noise.

#### Location:

Brentford has quickly established itself as one of West London's most exciting pockets. The area blends riverside charm with a wave of regeneration, bringing new cafés, independent shops, and a vibrant food scene. The Brentford Project has added real energy, while historic pubs and waterside walks keep its character firmly intact.

#### Transport:

Exceptionally well connected, Brentford station is a short walk away, offering direct services into London Waterloo in under 30 minutes. Road users benefit from easy access to the A4 and M4, while Kew Bridge provides further links across west London. The River Thames, Kew Gardens, and Gunnersbury Park are all close by for weekend escapes.

#### Schools:

A strong selection of well-regarded schools are within easy reach, including:

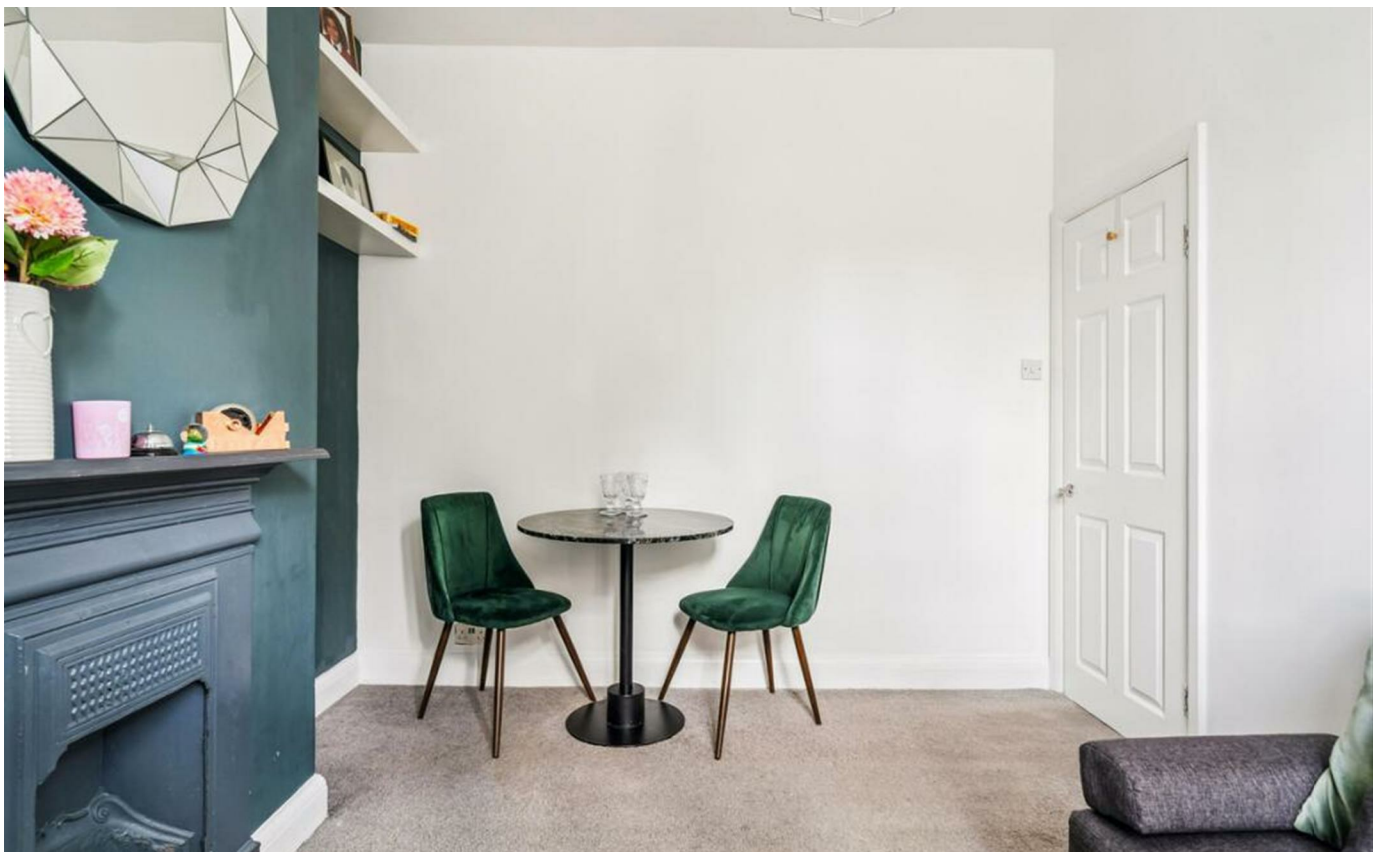
- St Paul's CofE Primary School – 330 yards, Ofsted "Good"
- Green Dragon Primary – 510 yards, Ofsted "Good"
- Lionel Primary – 0.6 miles, Ofsted "Outstanding"
- Brentford School for Girls – 340 yards, Ofsted "Good" (Oct 2024)

This is a home that combines excellent connectivity, a riverside lifestyle, and a thriving local neighbourhood.

\*\*This property is associated with a director of Grange London. For more information please contact us.

- Parking available
- Excellent transport links
- Sought-after Brentford location
- Close to parks
- Well-regarded schools nearby
- Tenure: 107 years
- Ground Rent: £250 pa
- Service Charge: £1389.66 pa

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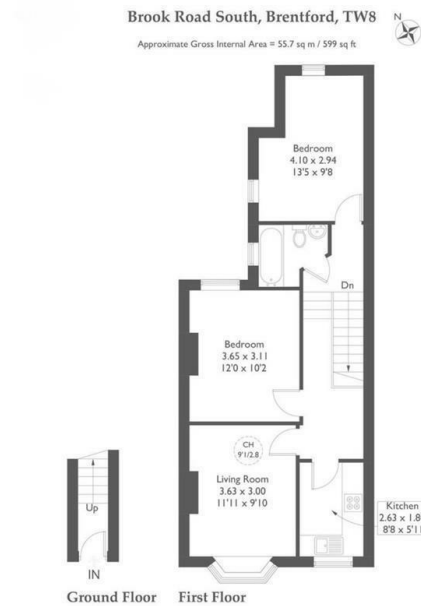


Illustration for identification purposes only, measurements are approximate, not to scale.

