



HELLIWELL & CO
ESTATE AGENTS

Commerce Road, Brentford TW8
Guide Price £625,000





🛏 2 Bedrooms | 🛋 1 Reception | 🚿 2 Bathrooms | 📊 EPC Current B

Helliwell & Co. is proud to present an expansive penthouse apartment uniquely occupying the entire top floor and set within a secure waterside, award-winning Brentford Lock West development.

This property is a gem in its own right, comprising circa 1106 sq ft. Its triple-aspect benefits from an abundance of natural light throughout, upgraded and maintained impeccably by the current vendors.

Entering through the pristine and unique 7-unit development with lift access up to the top floor, which this apartment occupies in its entirety and into the inviting and spacious hall providing ample storage along with a practical utility cupboard. Onto the hub of this home with its vast open plan triple aspect reception offering plenty of space for entertaining and direct access onto an impressive South-West facing private roof terrace with undisturbed views. The modern and timeless kitchen comes equipped with all the expected mod-con integrated appliances, a breakfast bar, and floor-to-ceiling French doors that bathe the room in natural light throughout. Both bedrooms are good-sized doubles and provide built-in storage, and the master has an en-suite shower room, with the main bathroom tiled and equipped with a bath and shower facilities.

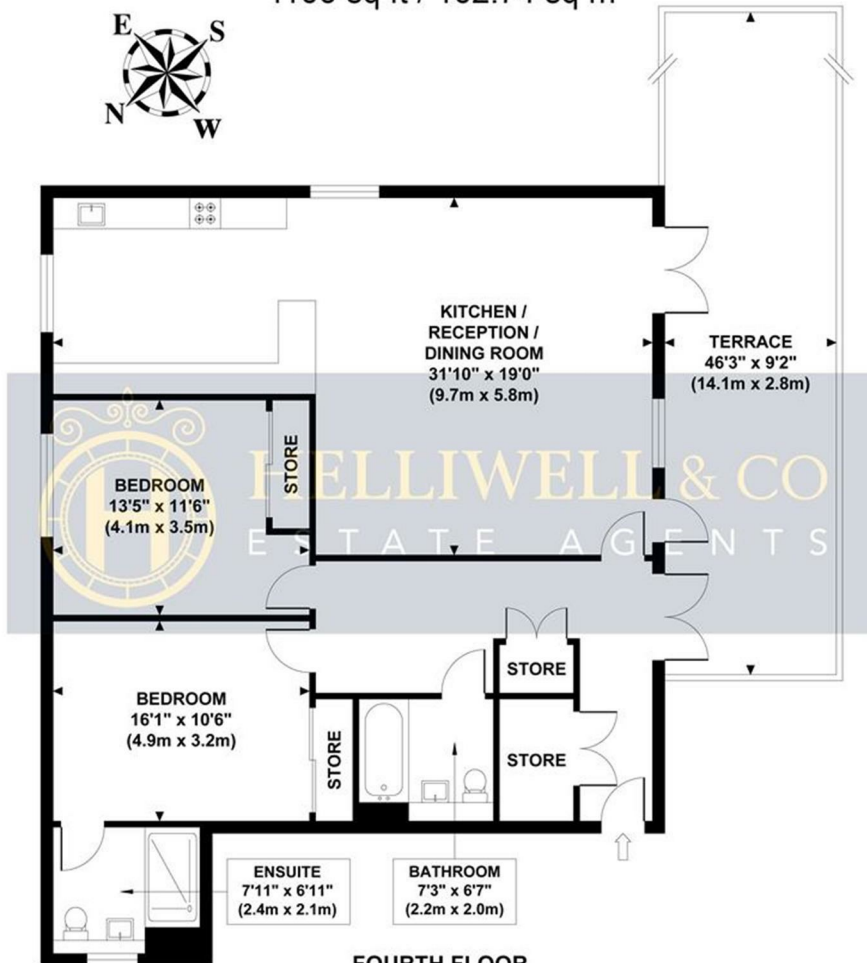
Further benefits include tranquil views, an allocated underground secure parking space, a long lease, an efficient EPC rating, a Titon Heat Recovery Ventilation System, permitted BBQs on the roof terrace, video entry systems, and wooden flooring throughout, except in both bedrooms and tiled bathrooms.

Commerce Road is located moments from the River and the exciting new and improved Brentford High Street, boasting an array of shops, restaurants and amenities that will only continue to grow. Brentford (South-western Rail) and multiple bus routes into Heathrow, Chiswick, Kew & Ealing Broadway, along with ease of access to the M4 for motorists.

- Expansive Penthouse Apartment
- Waterside Development
- Immaculate Condition
- Lift & Video Entry System
- Impressive South/West Roof Terrace
- Secure Underground Parking
- Tenure: Leasehold (233 years)
- Service Charge: £5,928.71pa
- Ground Rent: £350.00pa
- Council Tax Band: E

COMMERCE ROAD

Approximate Gross Internal Area
1106 sq ft / 102.74 sq m



FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 1106 SQ FT

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

