







About the property

Nestled within the splendid and historic Brook Court on Brook Road South in Brentford, this captivating ground floor flat presents a rare opportunity to reside in an iconic Art Deco building. Perfectly suited for discerning tenants - be they single professionals or couples - this delightful property offers a harmonious blend of style and convenience.

With a generous 439 square feet of thoughtfully designed living space, this one-bedroom, one-bathroom flat boasts double glazing, generous room proportions and a homely atmosphere.

This particular apartment also benefits from the luxury of an off-street allocated parking space, eliminating the usual urban parking woes. The expansive communal gardens invite peaceful leisure time and a chance to mingle with a strong and friendly community that takes pride in their development.

For those who appreciate the tranquillity of riverside strolls, the stunning nearby areas along the water's edge provide the perfect backdrop for serene walks or invigorating jogs. Meanwhile, social butterflies will revel in the close proximity to a plethora of cafes, restaurants, and pubs, all contributing to the vibrant local scene that Brentford is celebrated for.

Key features

- Ground Floor Flat
- Iconic Art Deco Building
- Off-Street Allocated Parking Space
- Fantastic Location
- Expansive Communal Gardens
- Stunning Riverside Areas Nearby
- Furnished or Unfurnished
- Close to Cafes, Restaurants & Pubs

Material information

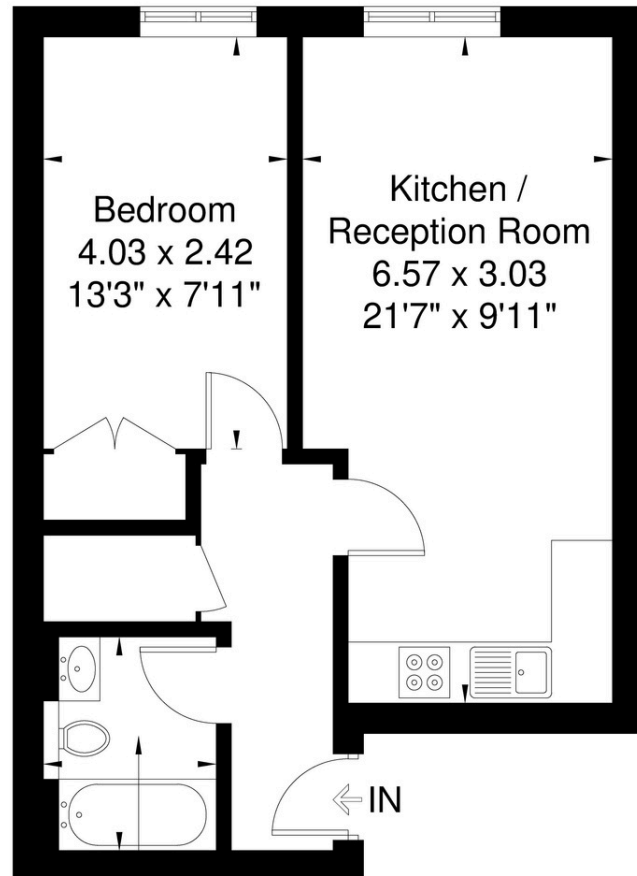
- Council Tax - **Band C**
- Guide Price - **£1,400 PM**



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Brook Court

Approximate Gross Internal Area = 40.8 sq m / 439 sq ft



Ground Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
 The floorplan is for illustrative purposes only and not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	64
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		