

# Rolfe East



Windmill Road, Brentford, TW8 0QQ

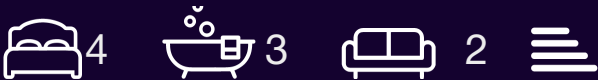
£850,000



A superb freehold property for sale, boasting almost 1400sqft of accommodation, currently arranged as two beautiful apartments, or could easily be a five bedroom family home again, brought to the market and sold without any chain.

With accommodation arranged over three floors, The lower ground and ground floor accommodation consists of a three double bedroom duplex apartment with two modern bathrooms and modern kitchen, with direct access to the private rear garden. The second apartment is on the first floor and is arranged as a one double bedroom with a spacious living area and modern kitchen, providing comfortable and independent living. With little cost, the property could revert back to a lovely five double bedroom, three bathroom family house with two reception rooms and a kitchen/breakfast room with gardens. The property further benefits from a generous-sized boarded out loft storage area which could be converted to a further bedroom subject to the usual permissions. This unique property offers an ideal solution for a buyer who might be seeking a home with a separate additional income stream or alternatively a large or growing family as a forever home.

Well located, Brentford mainline station is a short walk from the property giving fast access into Waterloo whilst Northfields tube (Piccadilly Line) is also nearby. Bus routes include numbers 65, 235 and E2 providing quick links to Kew Richmond, Kingston, Ealing Broadway, Isleworth, and Brentford high street. The local amenities of Brentford and The Brentford project are nearby, and Kew Gardens, Brentford Fountain Leisure Centre, the River Thames, and the A4/M4 are all within easy reach. To arrange your appointment, please call Rolfe East on 020 8579 1111.

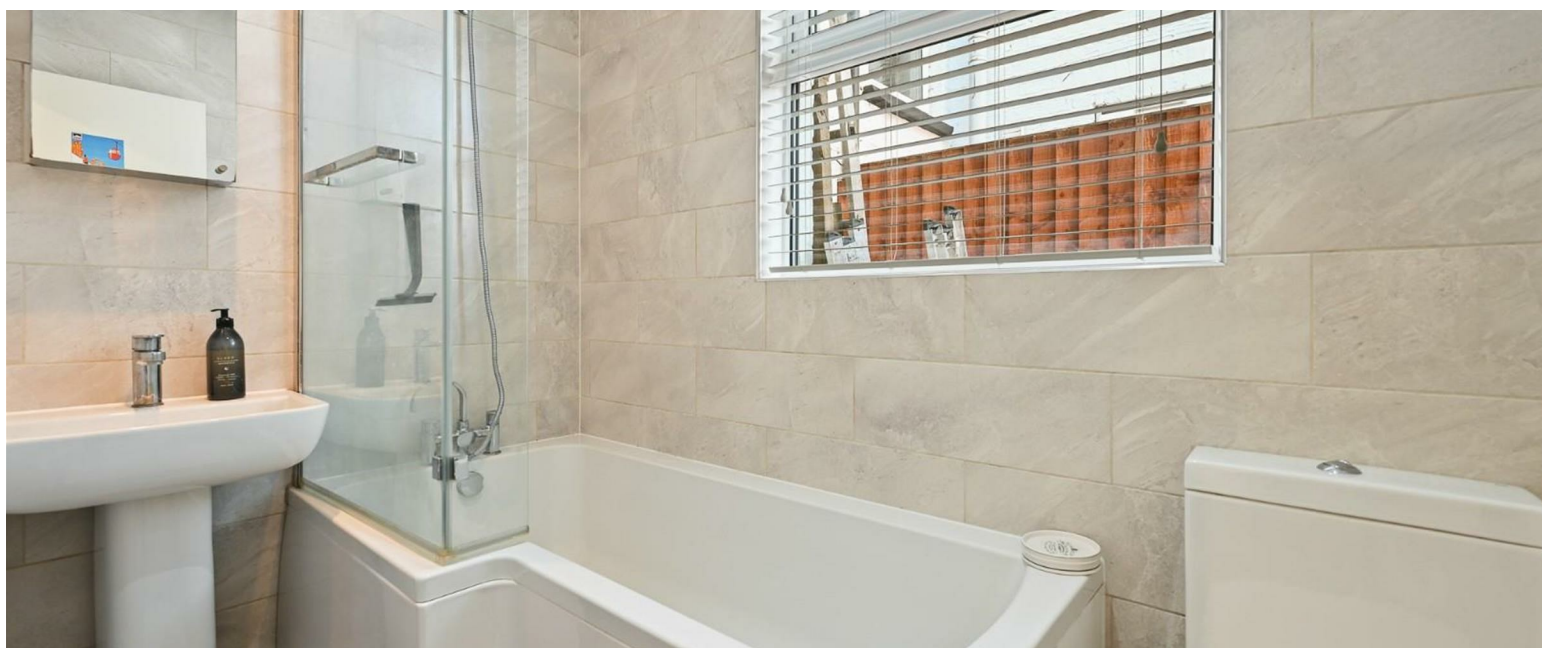


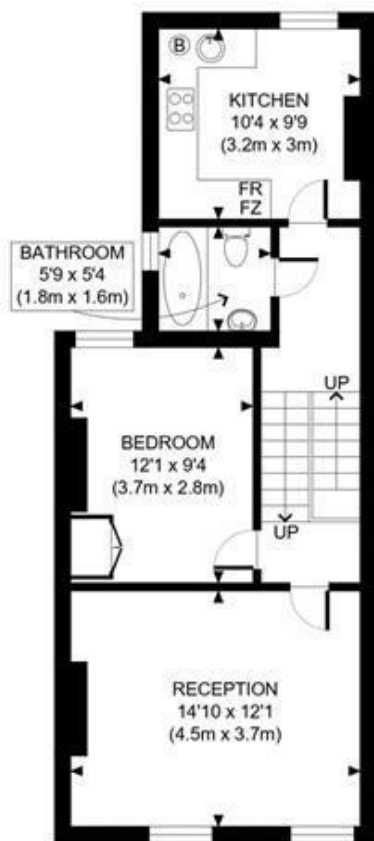
Council Tax Band: C



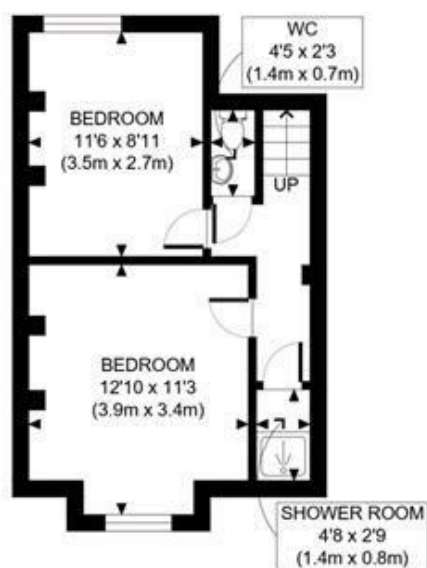








FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 533 SQ FT



LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 320 SQ FT



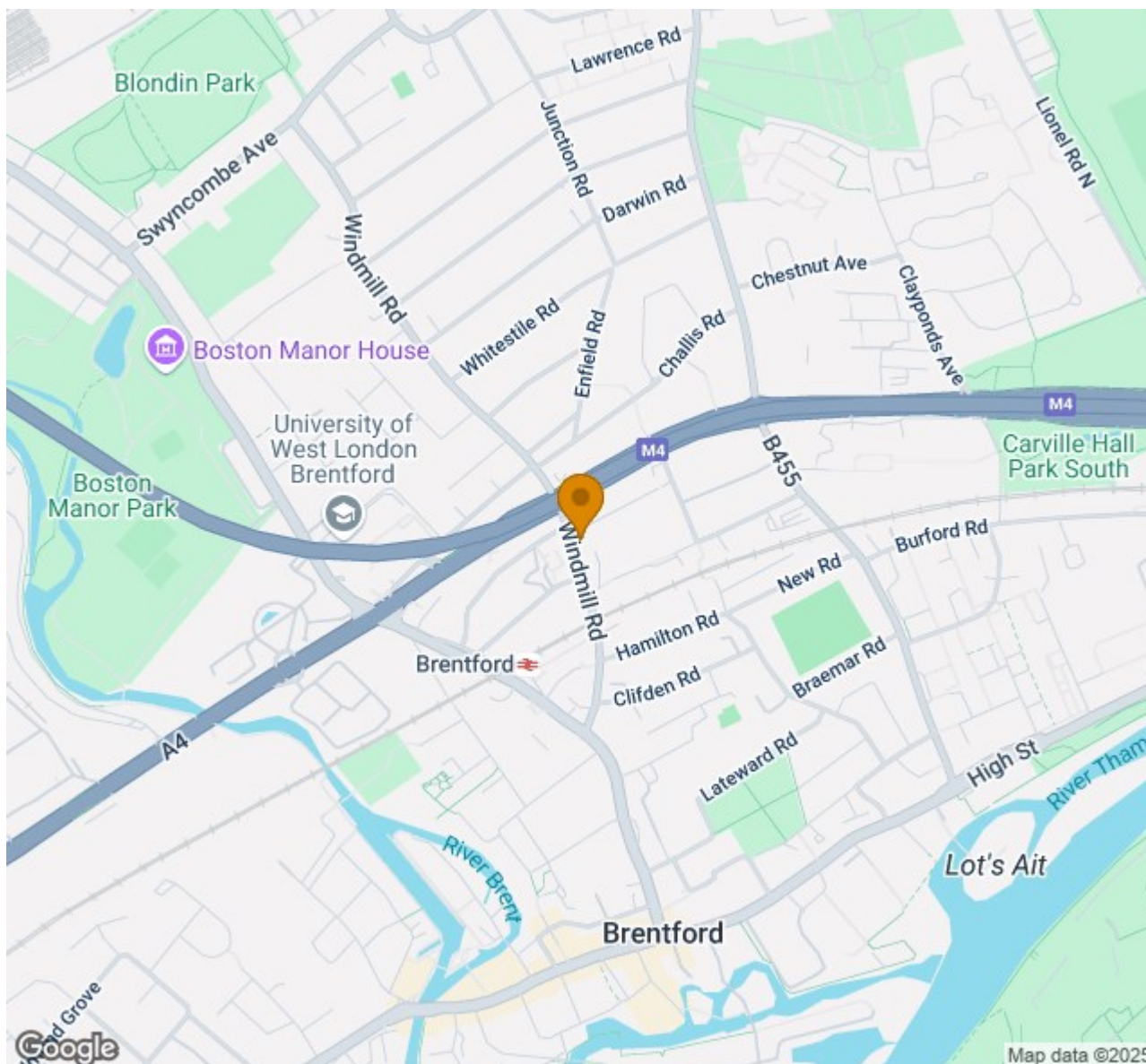
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 538 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1391 SQ FT/ 129 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.





**EPC Rating: C**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 