

Rolfe East



Malthouse Court, Brentford, TW8 0FR

£725,000 Leasehold

- Stunning Riverside apartment with views
- South facing balcony and a garden room
- Allocated parking
- Must be viewed!
- Over 1200 square feet of accommodation
- Two bathrooms
- Superbly located for shops and public transport
- Three double bedrooms
- Beautiful open plan living
- Chain free sale

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Malthouse Court, Brentford, TW8 0FR

A superb opportunity to purchase this quite beautiful three double bedroom apartment boasting over 1200sqft of accommodation, with stunning views of the River and Kew Gardens

Brought to the market and sold without any onward chain, Malthouse Court is situated on this popular riverside development and is in walking distance to Brentford High Street and Kew Bridge. The building has secure underground parking with an allocated parking space and meticulous communal areas which includes lifts to all floors and bike storage areas. Within the apartment itself, there is a large and welcoming hallway with plenty of storage and access to all rooms including spacious "open plan living" incorporating the lounge, dining area and modern, high spec fitted kitchen. At opposite ends of the open plan living area, there is the wonderful south facing sun trap balcony with views across the river and Kew Gardens and then there is a super garden room which is perfect as a dining area, study or reading room. Accommodation continues with a family bathroom and the three genuine double bedrooms (with the master bedroom benefiting from an en suite bathroom and a walk in wardrobe).

Well located, Brentford enjoys excellent transport links for both the motorists and users of public transport. On site there is a bus stop (route 235) and there is easy access to London via the M4/A4, and Heathrow via the M4. Kew Bridge railway station is located only 0.6 miles and offers fast access to Clapham Junction and Waterloo, and this route intersects with the Underground (Victoria Line) at Vauxhall. Brentford railway station is also located 0.7 miles away from the property and has frequent trains to London Waterloo. The property is within easy reach of the amenities along the river with pleasant walks giving access to many bars and restaurants that Kew Bridge and Brentford offer and a viewing is highly essential to see how much this apartment offers, so call Rolfe East today!

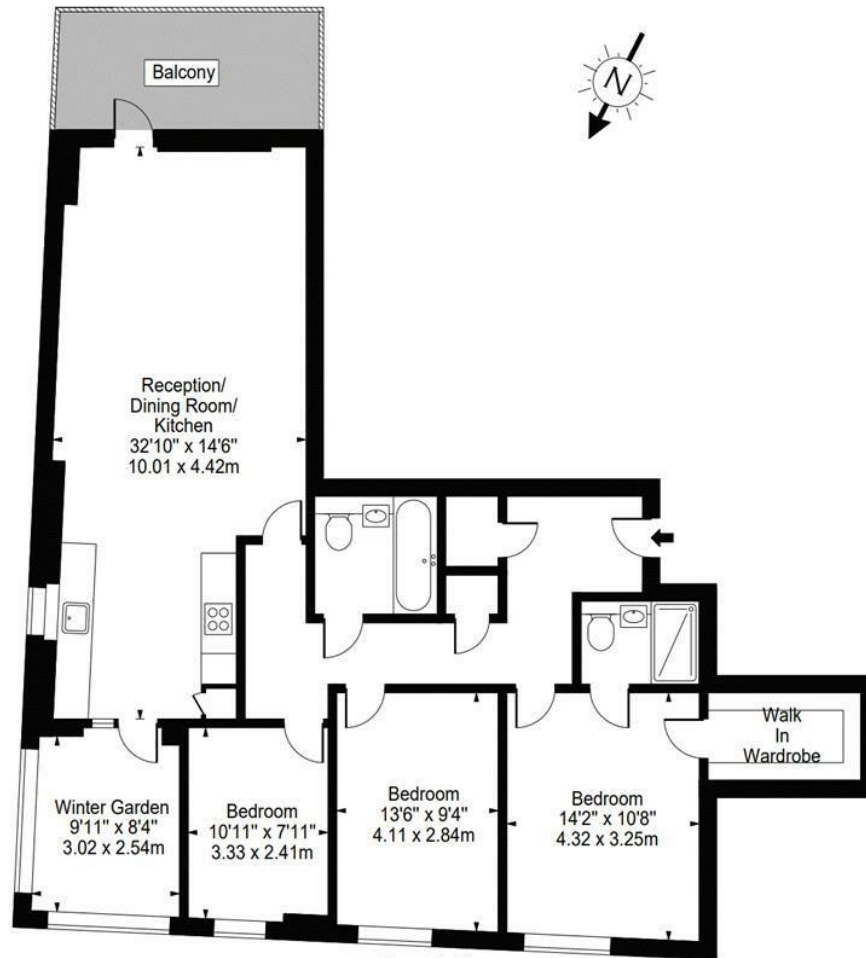






Malthouse Court, TW8

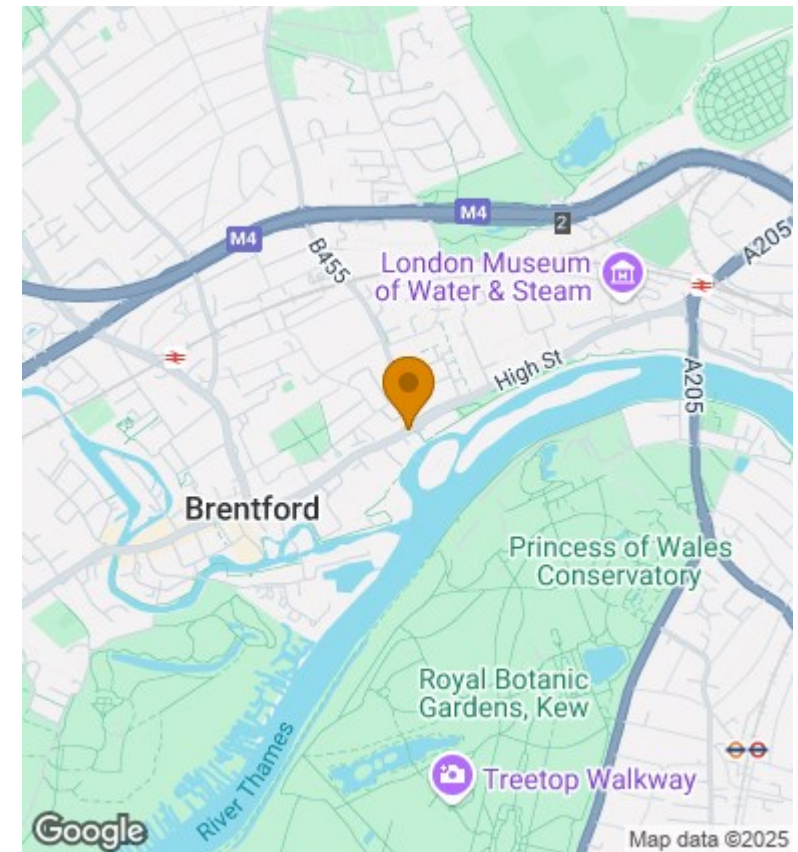
Approx. Gross Internal Area 1236 Sq Ft - 114.83 Sq M
(Including Winter Garden)



Fourth Floor

For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 83 | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |