

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Paddlers Avenue

Brentford, TW8 8FP

Asking Price £570,000



Situated in the desirable Brentford Lock West Development, Hunters Brentford is delighted to offer this immaculately presented top floor apartment, finished to a high specification and rewarded by an abundance of natural lighting. The property provides generous living space, comprising of a spacious open plan reception room/ fully integrated kitchen with access to large balcony that enjoys far reaching views.

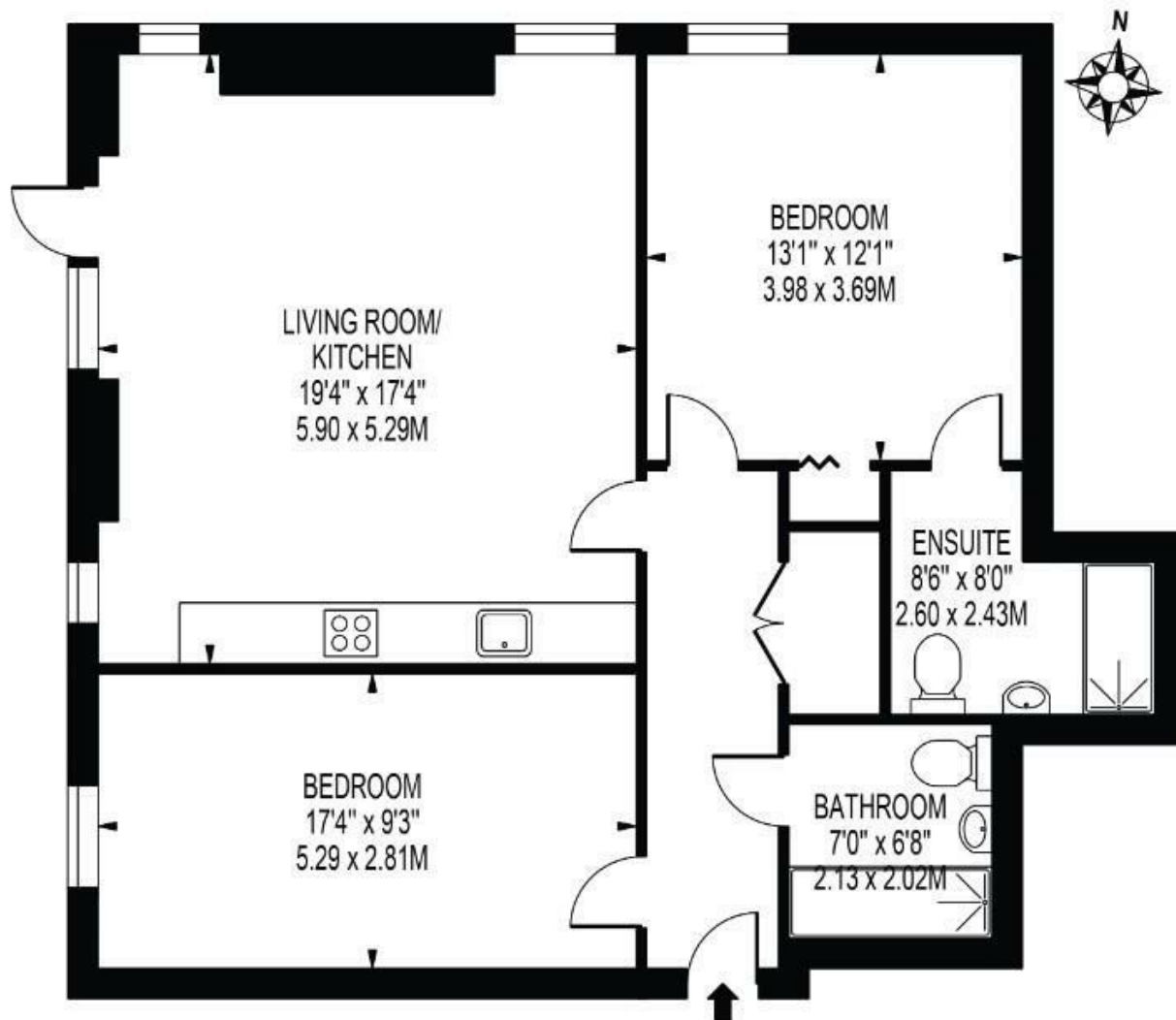
Two double bedrooms are provided with floor to ceiling windows, the main bedroom benefits from a built in wardrobe, and a stylish en-suite. The property also features another well designed family bathroom, a utility cupboard and an air conditioning unit. An allocated underground parking spot is also included.

Isambard Court is nicely positioned within walking distance to the Grand Union Canal and is within close proximity to Brentford Station and Brentford High Street providing a wealth of amenities. An ideal property for first-time buyers, viewings are highly recommended.



# ISAMBARD COURT, PADDLERS AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 886 SQ FT - 82.27 SQ M



## FIFTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

6 Ferry Quays, Brentford, TW8 0AT  
Tel: 0208 568 2929 Email: [brentford@hunters.com](mailto:brentford@hunters.com) <https://www.hunters.com>