

# HUNTERS<sup>®</sup>

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1, Town Meadow

Brentford, TW8 0BQ

Asking Price £350,000



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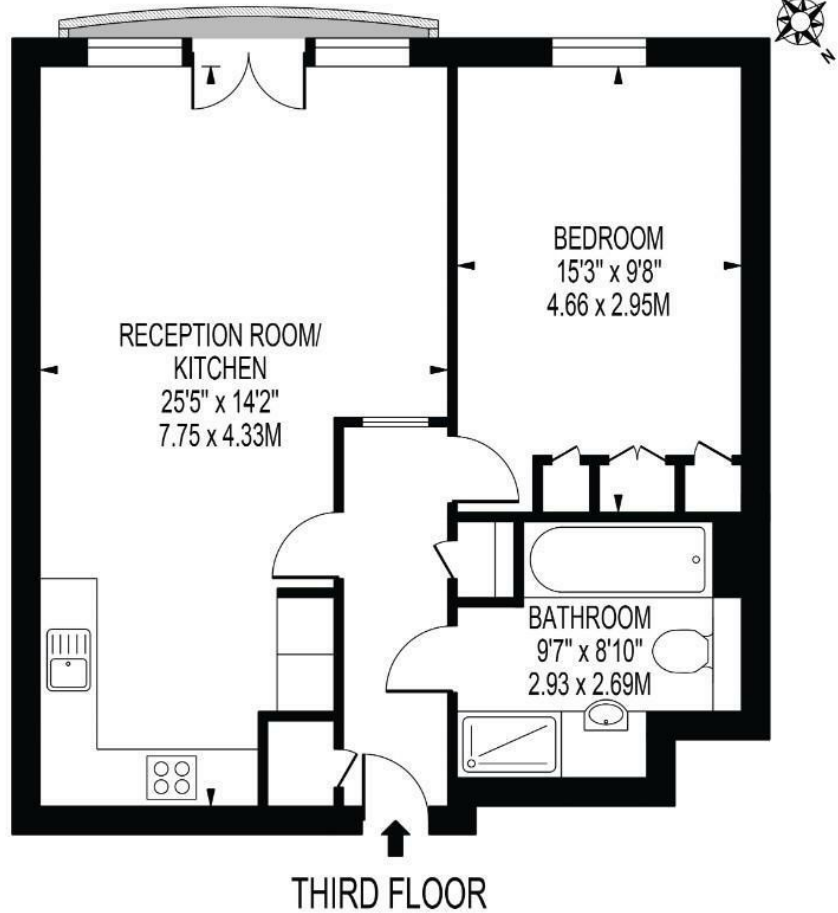


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## TOWN MEADOW

APPROXIMATE GROSS INTERNAL FLOOR AREA: 604 SQ FT - 56.09 SQ M



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.

Offered to the market with no onward chain is this bright, modern one-bedroom apartment set moments from the River Thames, ideally positioned within Brentford's vibrant regeneration area. Located on the third floor of the sought-after Ferry Quays riverside development, this welcoming home combines natural light, strong transport links and an easy riverside lifestyle.

The property features a spacious open-plan living and dining area with floor-to-ceiling windows and a Juliette balcony, creating a sociable and light-filled space for everyday living or entertaining. The contemporary integrated kitchen sits neatly within the layout, while the well-proportioned double bedroom includes built-in storage. A modern three-piece bathroom completes the accommodation.

Ferry Quays is a well-run riverside development offering secure underground allocated parking, lift access, entry-phone intercom to each apartment and CCTV-monitored communal areas, all complemented by landscaped gardens for easy, low-maintenance living. On-site estate management keep the building well maintained, while the private marina, riverside restaurants and ground-floor amenities create a relaxed village-by-the-water atmosphere.

Brentford High Street is a short walk away, offering a lively mix of independent cafés, canal-side brunch spots, local favourites and everyday conveniences including Gail's, Morrisons and Lidl. A scenic ten-minute riverside walk leads to Kew Bridge, opening up easy access to Kew Gardens, Chiswick and Richmond for relaxed weekends and outdoor leisure.

Transport connections are excellent. Brentford mainline station provides regular services into London Waterloo, while frequent buses link to Gunnersbury (District line and Overground), Ealing Broadway (Elizabeth, Central and District lines) and South Ealing (Piccadilly line), making car-free commuting straightforward.

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 OR LETTING?** If you are thinking of selling or letting 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.

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