

# HUNTERS®

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**Paddlers Avenue**

Brentford, TW8 8FP

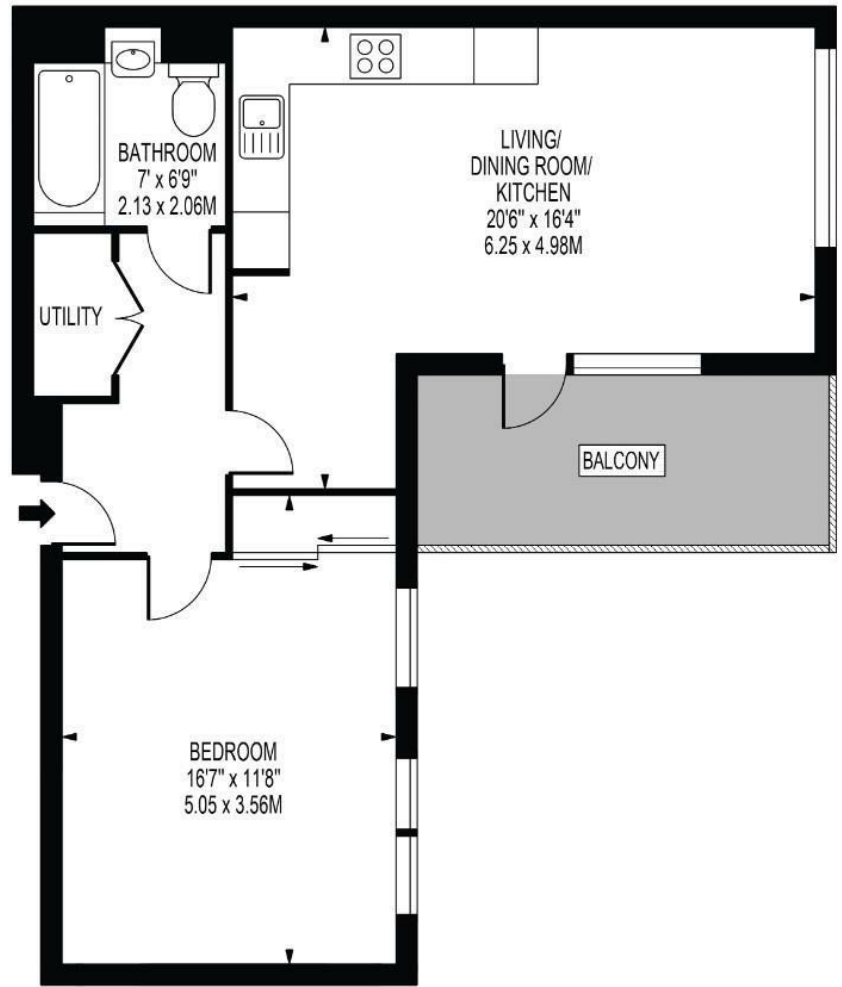
Asking Price £369,950





## ISAMBARD COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 567 SQ FT - 52.68 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.

Hunters Brentford is delighted to present this modern one double bedroom apartment located on Paddlers Avenue, within the highly desirable Brentford Lock West development. Completed in 2019, this purpose-built flat spans an impressive 581 square feet and offers a contemporary living experience on the banks of the picturesque Grand Union Canal.

The open-plan layout of the apartment creates a harmonious flow between the reception room and the fully integrated kitchen, enhanced by floor-to-ceiling windows that flood the space with natural light. The generously-sized bedroom which benefits from fitted wardrobes, provides a comfortable retreat, while the modern bathroom is fitted with high-quality fixtures, ensuring both style and functionality. All rooms also come with fitted blinds. A large balcony extends the living space outdoors, perfect for enjoying the tranquil surroundings.

This property is equipped with a Nest home heating device which allows remote operation as its main benefit. With an energy efficiency rating of 'B', residents can expect lower energy costs, making this flat not only stylish but also economical.

Situated in a serene riverside development with communal gardens, the location offers a peaceful environment while remaining well-connected. Brentford station is just a short walk away, providing regular services into London Waterloo, making commuting a breeze. Additionally, Brentford High Street is nearby, featuring a variety of amenities to cater to your everyday needs.

This apartment is an ideal opportunity for first-time buyers or investors looking to enter the market. With its modern features and prime location, viewings are highly recommended to fully appreciate what this property has to offer.

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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