



**Shaw  
& Co**  
ESTATE  
AGENTS

**£399,950**

**Brambles Close**

Isleworth, TW7 5BX

## PROPERTY SUMMARY

Situated in a quiet and residential cul-de-sac on Brambles Close, this exceptional two bedroom first floor maisonette offers bright, spacious and well maintained accommodation throughout.

The property boasts two generous double bedrooms and the welcoming reception room is filled with sunlight, creating a warm and inviting space perfect for relaxing or entertaining. A well appointed fitted kitchen provides ample storage and workspace, while the modern bathroom has been finished to a high standard.

Externally, the property benefits from a lovely private rear garden, offering a peaceful outdoor retreat.

The location is particularly appealing with excellent transport links nearby including Syon Lane station providing convenient access into Central London. Syon Park is also within easy reach, perfect for leisure and recreation.

Brentford High Street is also just a short distance away and continues to grown in popularity, offering a vibrant mix of shops, cafes & restaurants. This superb maisonette represents an excellent opportunity for first time buyers or investors seeking a ready to move into home in a prime West London location.

Tenure: Leasehold 132 Years

Annual Ground Rent: £50

Annual Service Chare : Nil

2



1



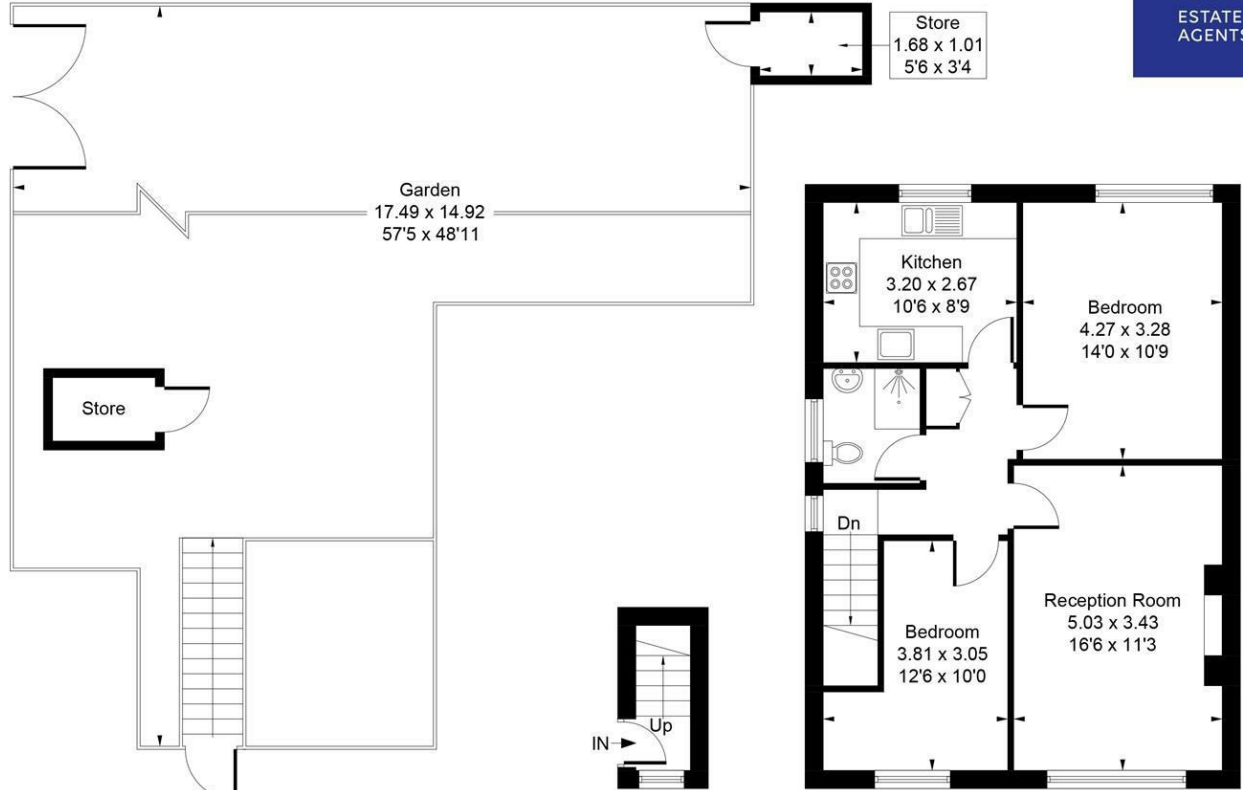
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Approximate Gross Internal Area = 64.24 sq m / 691 sq ft  
 Garden Stores = 3.56 sq m / 39 sq ft  
 Total = 67.80 sq m / 730 sq ft



Ground Floor First Floor

(Not Shown In Actual Location / Orientation)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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**LOCAL AUTHORITY**

Hounslow

**TENURE**

Leasehold

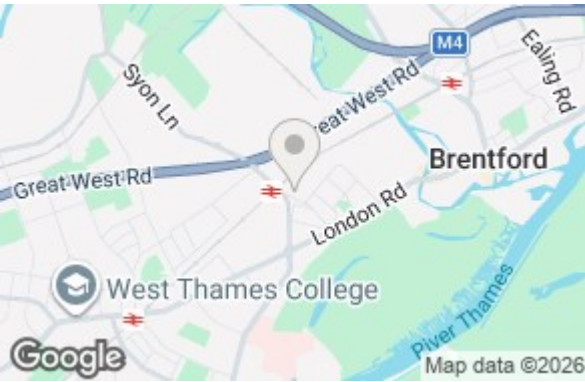
**COUNCIL TAX BAND**

C

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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