

RIVERHOMES

Hugh House
Brentford TW8

£800,000
Leasehold



Hugh House Brentford TW8

Occupying the sixth and top floor of Hugh House within the prestigious Brentford Project development, this beautifully presented two bedroom apartment pairs contemporary design with elevated west-facing views across the surrounding treetops, while offering a peaceful position with no apartment above. A generous private balcony extends the living space outdoors, comfortably accommodating a dining table and chairs and enjoying a rare sense of privacy, with glimpses towards the River Brent and canal beyond. The open-plan living, dining and kitchen

space forms the heart of the home, flooded with natural light through expansive glazing that frames the far-reaching outlook. Soft oak flooring, clean architectural lines and muted tones create an atmosphere that feels both refined and relaxed, while the contemporary kitchen is finished with bespoke cabinetry, integrated appliances and plenty of workspace. Both bedrooms are generous doubles, with the principal bedroom benefitting from a beautifully appointed en suite shower room. Excellent built-in storage throughout ensures the apartment is practical as it is elegant.

KEY FEATURES

2 bedrooms

2 bathrooms

Private balcony with west-facing views

Two spacious double bedrooms

Excellent built-in storage throughout

Further benefits from access to a wide range of on-site facilities

24 hour concierge

One right to park space

Residents' lounges, co-working spaces and meeting rooms

Residents' gym, swimming pool and spa

Walking distance to Brentford Station for easy links into and out of central London

Council tax band: E - £2,671.24 per annum approx.

Service charge: £6,829.71 per annum approx.

Ground rent: £810 per annum approx.



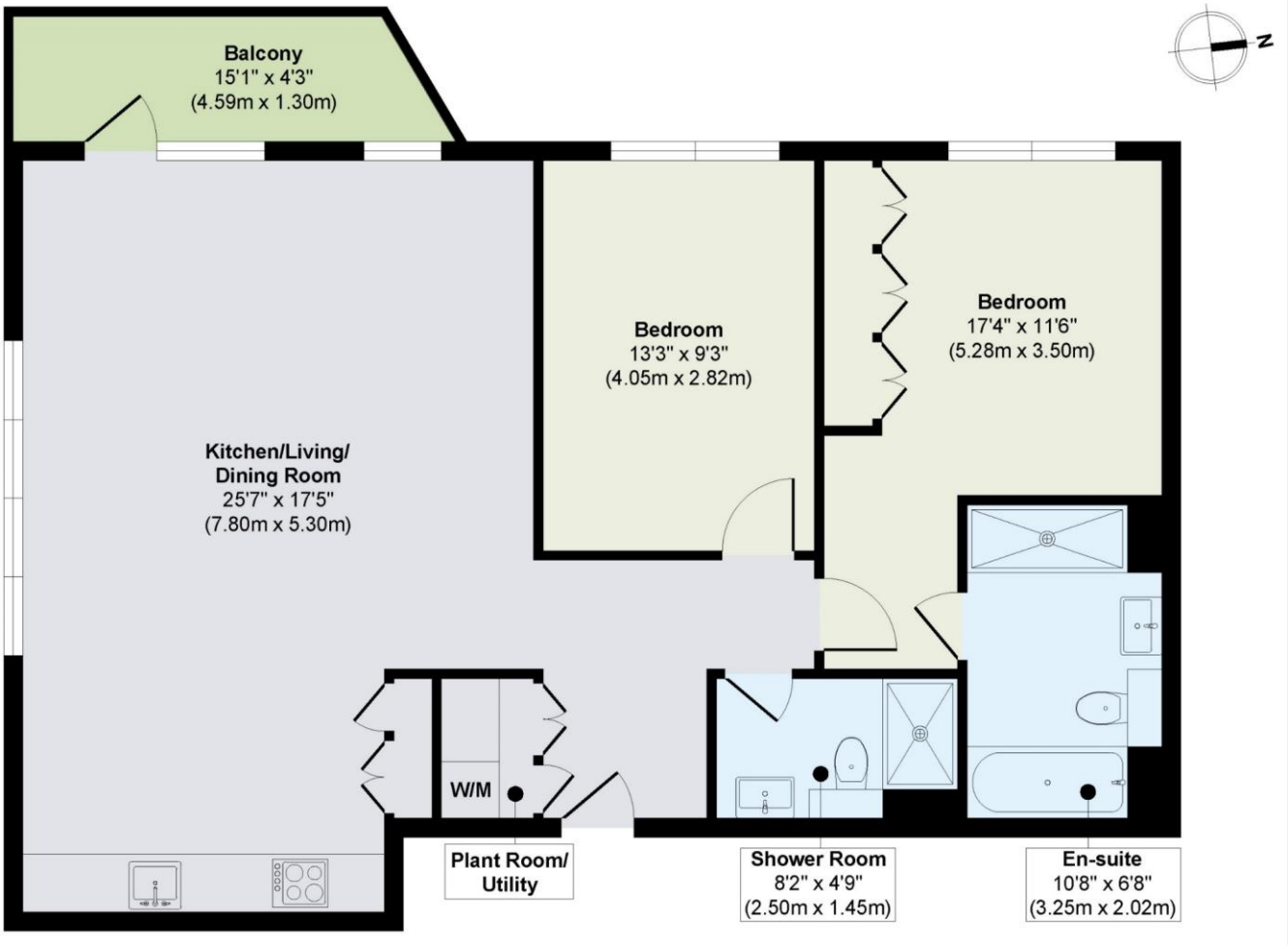


ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

Local authority:	London Borough of Hounslow
Internal area:	907 sq. ft. / 84.33 sq. m.
No. of bedrooms:	2
Lease term:	994 years remaining approx.
Council tax band:	E - £2,671.24 per annum approx.
Service charge:	£6,829.71 per annum approx.
Ground rent:	£810 per annum approx.



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