

# HUNTERS<sup>®</sup>

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## Boaters Avenue

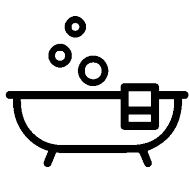
Brentford, TW8 8FQ

Asking Price £550,000

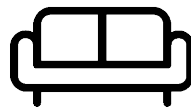
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2



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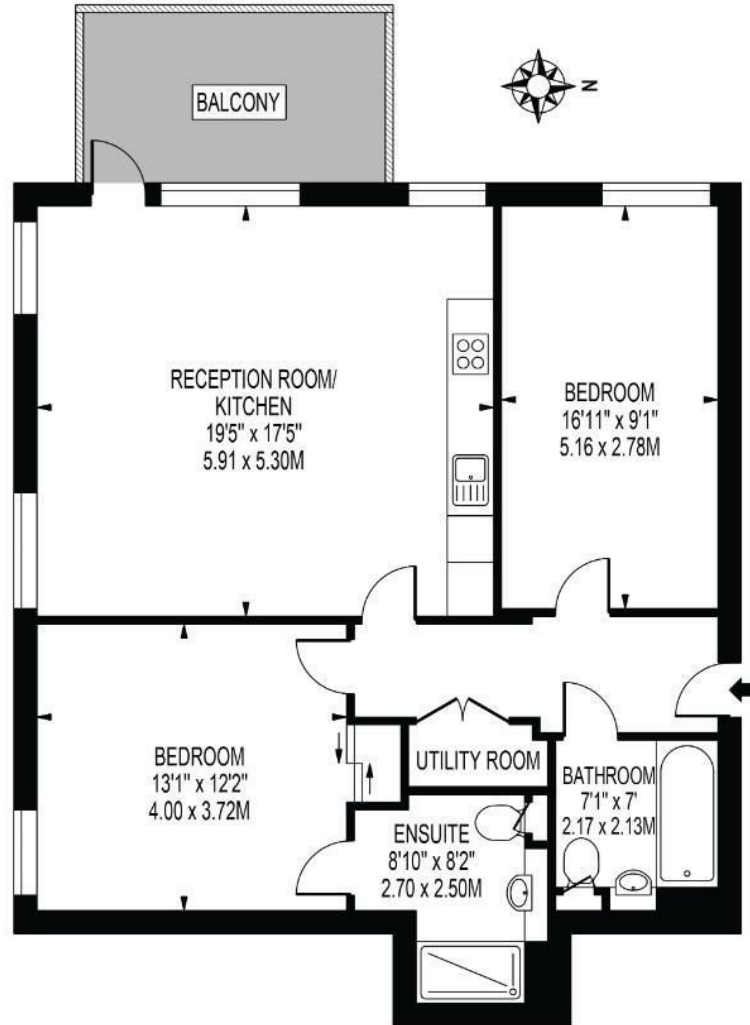


B



# ISAMBARD COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 879 SQ FT - 81.64 SQ M



## FIRST 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.

Welcome to this exquisite two double bedroom apartment located in the highly desirable Brentford Lock West Development. Built in 2018, this modern first-floor apartment offers a generous living space of 879 square feet, making it an ideal home for professionals or small families.

As you enter, you are greeted by a bright and airy open-plan reception room, enhanced by floor-to-ceiling windows that flood the space with natural light. The fully integrated kitchen seamlessly connects to the living area, creating a perfect environment for entertaining or relaxing. From here, you can step out onto a spacious balcony, ideal for enjoying your morning coffee or unwinding after a long day.

The property boasts two well-proportioned double bedrooms, with the main bedroom featuring an ensuite bathroom and a built-in wardrobe for added convenience. The second bathroom is thoughtfully designed, ensuring comfort for both residents and guests alike. Additionally, a utility room provides extra storage and practicality.

Isambard Court is perfectly situated within walking distance of the picturesque Grand Union Canal, offering lovely scenic walks and outdoor activities. The flat is also conveniently located near Brentford Station, providing excellent transport links to central London, and is just a short stroll from Brentford High Street, where you can find a variety of shops, cafes, and amenities.

This property presents a wonderful opportunity to enjoy modern living in a vibrant community. Don't miss your chance to make this stunning flat your new home.

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.

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