



Asking Price £325,000

TENURE : LEASEHOLD

Trico House , TW8

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 1

1 Double Bedroom

Long lease

Open plan kitchen/living area

Secure Building with CCTV

Sun trapped balcony

Access to Novotel Gym (at an additional cost)

Homeseach Ltd

88 South Ealing Road, Ealing, London, W5 4QB

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Modern 1-Bedroom Apartment in Brentford with Balcony, Secure Parking and a long lease

This well-presented **1-bedroom apartment** offers modern living in a secure and well-maintained development.

The property features a **bright and spacious double bedroom**, a **contemporary bathroom**, and a **fully equipped kitchen** with integrated appliances. The **open-plan living area** opens onto a **sun-trapped private balcony**, perfect for morning coffee or evening relaxation.

Additional benefits include a **long lease of approximately 140 years**, access to **communal gardens** and **secure underground parking**, providing peace of mind and convenience.

This property benefits from **secure fob entry** and **CCTV throughout the building**, offering peace of mind. Additional amenities include a **bike shed**, **three lifts**, and a unique **corner position**, meaning no neighbours to the side or above – ensuring added privacy and quiet. Residents also have access to the **Novotel gym and swimming pool** (available at an additional cost), providing premium wellness facilities right on your doorstep.

This property offers excellent access to local amenities including shops, cafés, gyms and riverside dining along Brentford High Street. Transport links are superb, with Brentford and Kew Bridge stations nearby for Overground services and South Ealing Station providing Piccadilly Line access. Multiple bus routes connect to Ealing Broadway, Richmond, and Heathrow. Residents also enjoy proximity to green spaces such as Gunnersbury Park and Kew Gardens.

TENURE: Leasehold (Lease term : From 30 June 2009 - 30 June 2165)

EPC Rating : B

Council Tax Band : C

Approx Service Charge: £4800 per annum

Water Supply: Mains

Sewerage: Mains

Heating: Mains gas

Satellite / Fibre TV Availability: Covers BT, Sky

Mobile Coverage: o2, EE, Three, Vodafone

Flood Risk: Rivers & Seas = Very Low ; Surface Water = Very Low

Parking: Secure Underground parking

Early viewings are highly recommended.

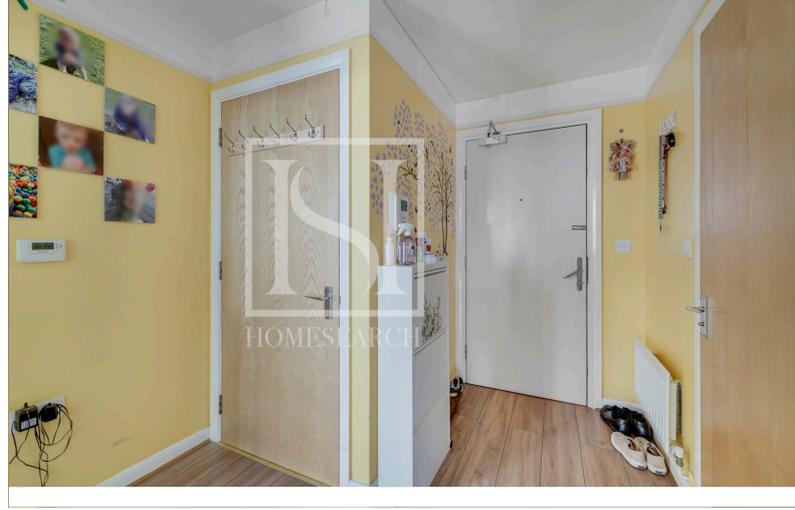
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HOMESEARCH







Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

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		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60