For Sale

Apartment

Tallow Road | Brentford | TW8

Offers Over £325,000 | Leasehold

1 Receptions | 1 Bedroom | 1 Bathroom

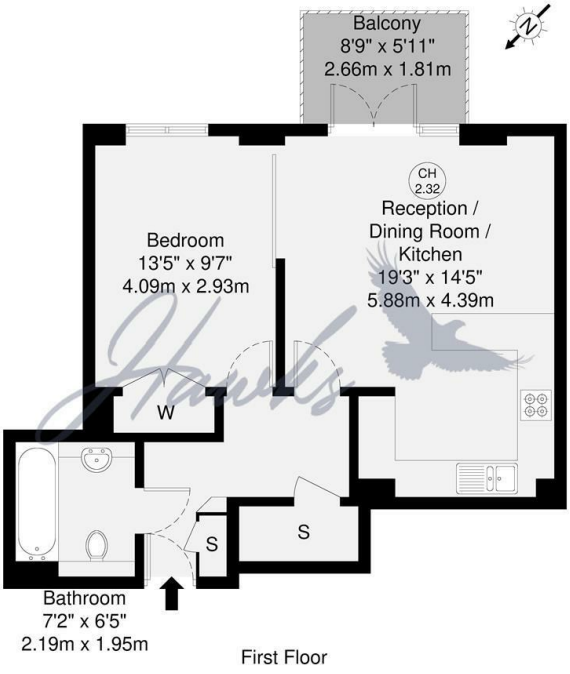
- One Bedroom Modern Apartment
- Gated Development
- Step out Balcony
- Lift Access
- Concierge
- Direct Water Views
- Brentford Lock Riverside Development
- Bright and spacious

FREEDOM TO MOVE

Hawks

Jessops Wharf, TW8

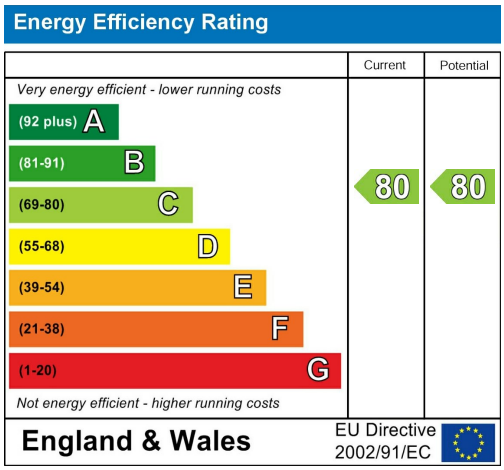
GROSS INTERNAL AREA
52.2 sq m / 561 sq ft



GROSS INTERNAL AREA (GIA) The footprint of the property	TOTAL STORAGE SPACE Storage and wardrobe total area	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc.	RESTRICTED HEAD HEIGHT Limited use area under 1.5m
52.2 sq m / 561 sq ft	3.2 sq m / 34 sq ft	4.8 sq m / 51 sq ft	0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



Hawks presents this one bedroom first floor apartment at Jessops Wharf, Tallow Road, Brentford, TW8.

The property comprises: an open-plan reception/dining room/kitchen, one bedroom, a bathroom and a private balcony overlooking the water. Gross internal floor area is approximately 561 sq ft. The development, known as The Island, is gated and provides a 24-hour concierge, communal gardens, a courtyard, CCTV and video entry security.

The flat is leasehold with a 999 year lease term (974 years remaining), an annual ground rent of £400, and an annual service charge of £4,200.

Brentford railway station is approximately 0.5 miles away (around an 11-minute walk, or a 3-minute drive).

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifiically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-Free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

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