



For Sale

Flat - Penthouse

Oakbark House | Brentford | TW8

Asking Price £590,000 | Leasehold

1 Receptions | 3 Bedroom | 3 Bathroom

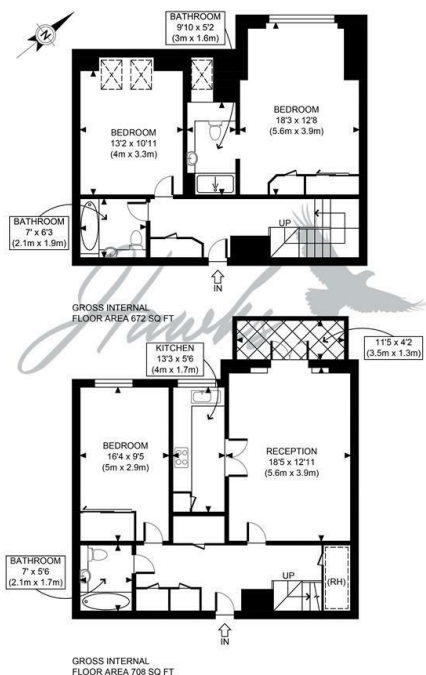
- Three Double Bedroom Duplex Penthouse
- Three Bathrooms
- Balcony with Water Views
- Semi Open-Plan Reception/Kitchen
- Two Underground Parking Spaces
- Daytime Concierge
- 0.5 Miles to Brentford Station
- Leasehold (975 Years Remaining)
- Local Authority: Hounslow | Band F
- Built By St George (Brentford Lock)



Hawks

FREEDOM TO MOVE





APPROX. GROSS INTERNAL FLOOR AREA 1380 SQ FT / 128 SQM	Oakbark House TW8
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 04/06/21 photoplan

Hawks presents this three bedroom duplex penthouse apartment at Oakbark House, High Street, Brentford, TW8, in the Brentford Lock (The Island) waterside development.

The property comprises a semi open-plan reception room and kitchen, three double bedrooms, three bathrooms, and a balcony with water views, together with two underground parking spaces. Gross internal floor area is approximately 1,380 sq ft. The development, built by St George, benefits from a daytime concierge service.

The flat is leasehold with 975 years remaining on the lease, an annual ground rent of £150.00, and an annual service charge of £5,000.00. Council Tax Band F (London Borough of Hounslow).

Brentford station is approximately 0.5 miles away (around a 12-minute walk).

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 specifically 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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