

Leslie & Co.

BROOK COURT, BROOK ROAD SOUTH, BRENTFORD, TW8

Guide Price: **£220,000**

SCAN ME

Leslie & Co













About the property

Nestled within the splendid and historic Brook Court, this captivating ground floor flat presents a rare opportunity to reside in an iconic Art Deco style building.

This particular apartment also benefits from the luxury of an off-street allocated parking space, eliminating the usual urban parking woes.

The expansive communal gardens invite peaceful leisure time and a chance to mingle with a strong and friendly community that takes pride in their development.

For those who appreciate the tranquillity of riverside strolls, the stunning nearby areas along the water's edge provide the perfect backdrop for serene walks or invigorating jogs. Meanwhile, social butterflies will revel in the close proximity to a plethora of cafes, restaurants, and pubs, all contributing to the vibrant local scene that Brentford is celebrated for.

Living in Brook Court means enjoying the best of both worlds - a sanctuary from the bustling city life while still being in the heart of a dynamic neighbourhood.

Key features

- Lovely ground floor apartment
- Share of freehold and totally chain-free
- Iconic Art Deco style building
- Allocated off-street parking space
- Highly desirable location
- Expansive communal gardens
- Stunning riverside areas nearby
- Close to bustling Brentford High Street
- Buyer information pack available
- Secure with reservation or deposit agreement

Material information

- Tenure - Share of Freehold
- Council Tax Amount - £1,942.72 (Band C)
- Guide Price - **£220,000**
- Lease Start Date - 24/08/2024
- Lease Duration - 999 years
- Lease Years Remaining - 996 years
- Service Charge - £1680.00 yearly



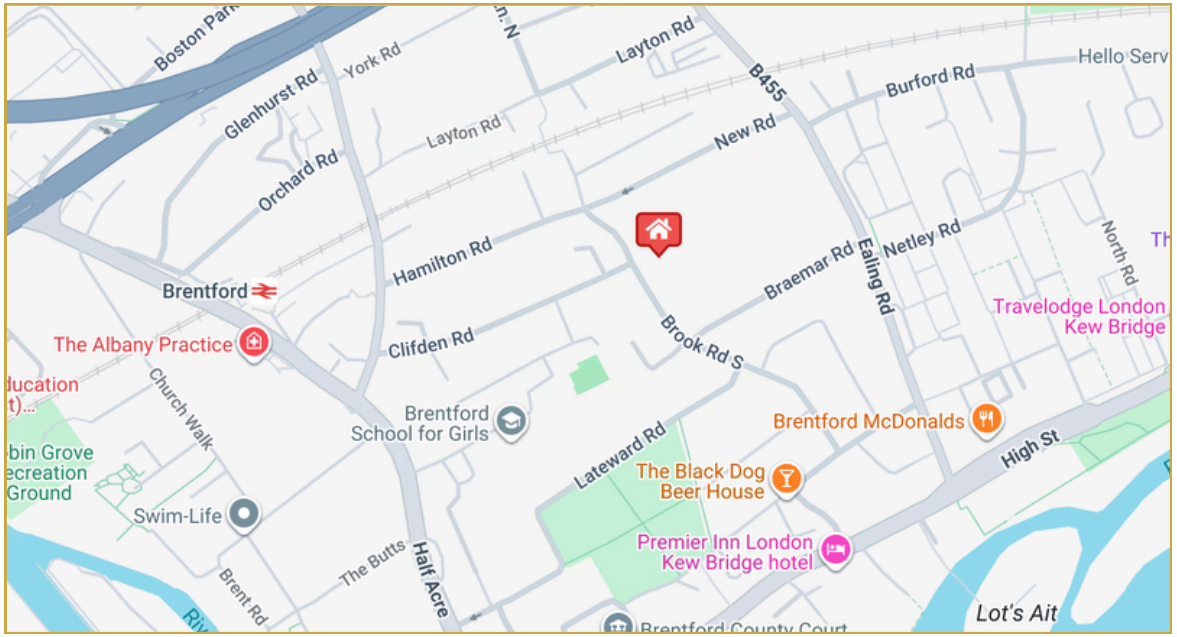
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Brook Court

Approximate Gross Internal Area = 40.8 sq m / 439 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floorplan is for illustrative purposes only and not to scale.
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Key Facts for Buyers

Buyer Information Pack