

Rolfe East



Rose, Court, Baltic Avenue, Brentford, TW8 0FU

Offers In Excess Of £299,950

Leasehold.

- Private Balcony
- Modern Development
- Close to Station and Amenities
- Lift Access
- Security Entryphone
- Service Charge Includes Heating and Hot Water

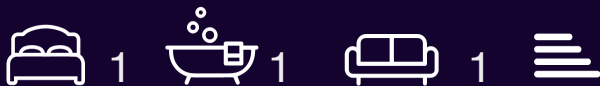
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An immaculately presented one-bedroom apartment set within a modern development, offering stylish, low-maintenance living.

The property comprises 511 sq ft of well-designed space, featuring a bright, open-plan living and kitchen area flooded with natural light. The living space opens directly onto a private balcony, ideal for relaxing or entertaining.

The apartment includes a generously sized double bedroom and a sleek modern bathroom, all finished to a high standard throughout.

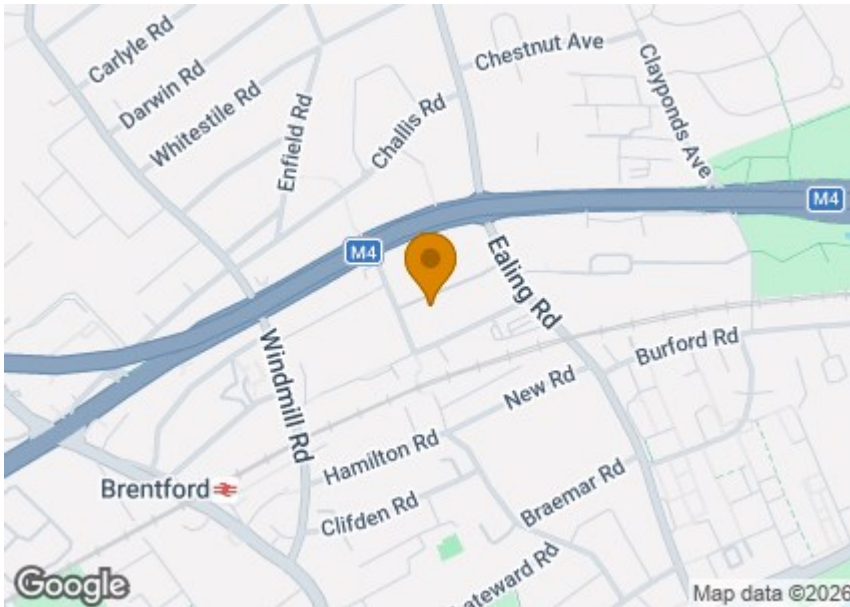
Perfectly positioned close to the station and local amenities, this apartment is ideal for professionals, first-time buyers, or investors seeking a turnkey home in a convenient location.



Council Tax Band: C







Energy Efficiency Rating

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



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 511 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 511 SQ FT/ 47 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS