



# Narrowboat Avenue

Brentford, TW8

Asking Price £525,000

A beautifully presented and generously proportioned two double bedroom first-floor apartment, set within Brentford Lock West development and perfectly positioned moments from the Grand Union Canal.

This bright and contemporary apartment, offers an impressive 883 sq. ft of well-designed living space. The large open-plan kitchen/reception room spanning the width of the property; provides an ideal social hub, complete with integrated appliances and ample space for dining and entertaining. Floor-to-ceiling doors open onto a private balcony that looks over the well manicured communal garden space, creating a seamless indoor-outdoor flow and allowing natural light to flood the room throughout the day.

**CHESTERTONS**



# Narrowboat Avenue

## Brentford, TW8

- Two Bedrooms
- One Reception
- Two Bathrooms
- Flat/Apartment
- Communal Garden
- Private Parking
- Balcony
- Lift



Both bedrooms are generously sized doubles. The first bedroom benefits from its own en-suite shower room, while the second Bedroom is conveniently positioned opposite the stylish family bathroom with bath and overhead shower. Additional hallway storage ensures the apartment remains clutter-free, making everyday living both practical and comfortable with high ceilings measuring 2.5m.

Residents of Brentford Lock West enjoy a superb range of on-site amenities, including secure fob entry, video intercom systems, a communal bike store, on-site estate office, and lift access throughout the building.

Ideally located for transport connections, the apartment is within easy reach of Brentford Station, offering a regular direct service into London Waterloo in approx. 30 minutes. Nearby bus routes provide convenient access to Chiswick, Ealing and Richmond, while Brentford High Street offers an array of cafés, shops and restaurants. The tranquil open spaces of Syon Park are also close by, perfect for weekend walks and relaxation.

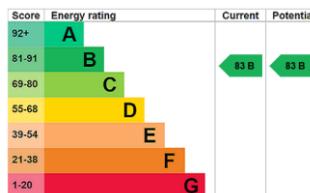
**Tenure:** Leasehold 233 years remaining

**Service Charge:** £4,400 per annum

**Ground Rent:** £350 per annum

**Local Authority:** Hounslow

**Council Tax Band:** G



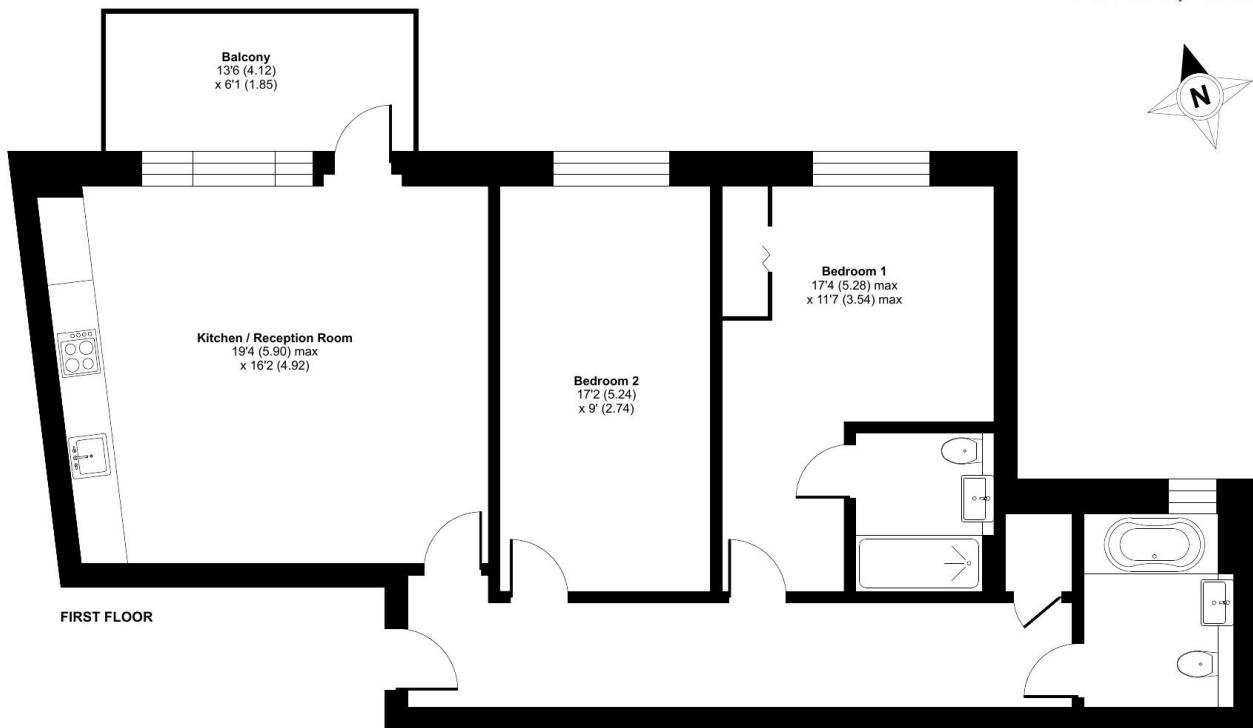
## Chestertons Kew Sales

1 Royal Parade  
Kew  
Richmond  
TW9 3QD  
[kew@chestertons.co.uk](mailto:kew@chestertons.co.uk)  
020 8104 0340  
[chestertons.co.uk](http://chestertons.co.uk)

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Approximate Area = 883 sq ft / 82 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
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