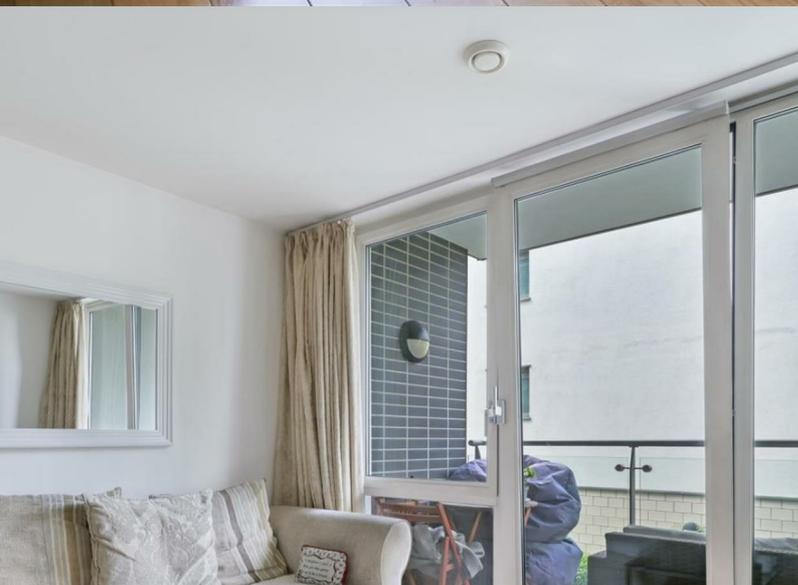


# HUNTERS<sup>®</sup>

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Clayponds Lane

Brentford, TW8 0GS

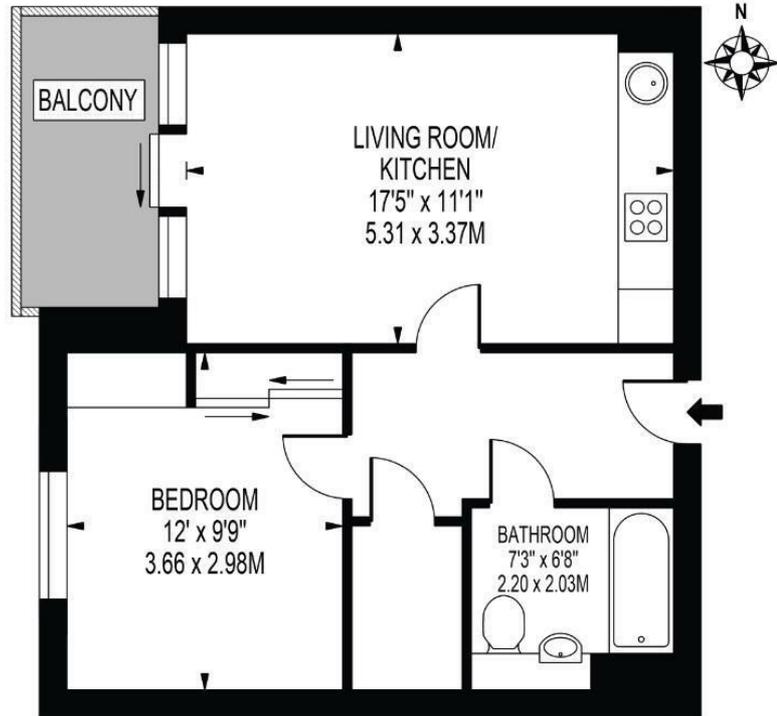
Guide Price £285,000





## SIMMONDS HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 457 SQ FT - 42.49 SQ M



### FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Nestled in the sought after Great West Quarter, this charming one double bedroom apartment on Clayponds Lane offers a perfect blend of modern living and convenience. Built in 2011, this purpose-built property spans an impressive 457 square feet and is situated on the first floor, providing a comfortable and inviting atmosphere.

Upon entering, you will be greeted by an open-plan reception area that seamlessly combines the living and dining spaces, making it ideal for both relaxation and entertaining. The well-appointed kitchen is designed for practicality, ensuring that cooking and hosting are a delight. The apartment features a spacious double bedroom, providing a peaceful retreat at the end of the day, along with a contemporary bathroom that meets all your needs.

Residents will appreciate the added benefits of underground parking, ensuring that your vehicle is secure and easily accessible. Additionally, the property grants access to a residents' gym, allowing you to maintain an active lifestyle without leaving the comfort of your home.

Simmonds House is conveniently located within close proximity to Brentford Station (National Rail), South Ealing Station (Piccadilly Line) and Gunnersbury Station (District Line and London Overground). Brentford high street is also within a short distance providing a range of amenities. An ideal property for first-time buyers, viewings are highly recommended.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.