



PROPERTY
PERFECTLY PRESENTED

1 Bedrooms

Flat - Purpose Built

Asking price

£375,000

Located in

Brentford





Isambard Court Paddlers Avenue

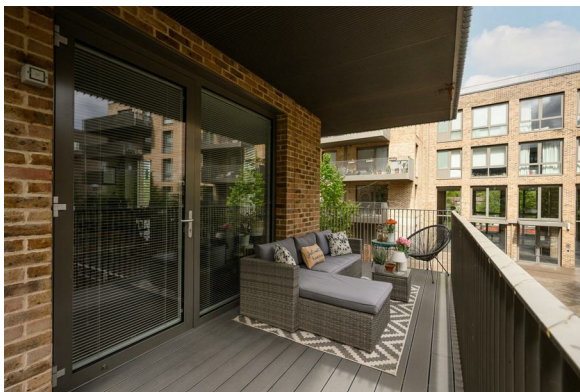
Brentford | | TW8 8FP



Contemporary waterside living with a sun-drenched south-east facing balcony with oblique views of the canal

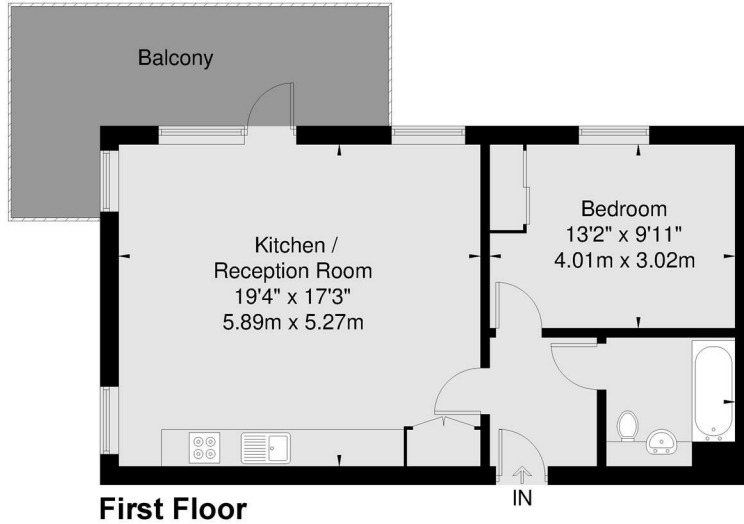
Isambard Court Paddlers

£375,000 Leasehold



- Light & Spacious one-bedroom apartment
- Generous south-east facing private balcony
- Contemporary fitted kitchen with integrated appliances
- Excellent natural light throughout
- Great transport links
- Low service charge
- Spacious open-plan kitchen/reception room
- Well-proportioned double bedroom
- Convenient access to Brentford station and local amenities

Isambard Court
 Approx Gross Internal Area
 First Floor = 52.8 Sq m / 568 Sq Ft



Viewmedia @ 2025
 Viewmedia.co.uk

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

EPC Rating: B
Council Tax Band D
Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 88 | |
| (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 | |

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