



For Sale

Flat

39 Brook Road South | Brentford | TW8

Offers Over **£339,950** | Leasehold - Share of Freehold

1 Receptions | 1 Bedroom | 1 Bathroom

- Charming Ground Floor Flat
- Spacious Paved Garden At The Rear
- Excellent Sized Living Space
- Share of Freehold
- On Road Parking
- Close to Brentford High Street
- Close to all Local Amenities
- Good Travel Connections and Options

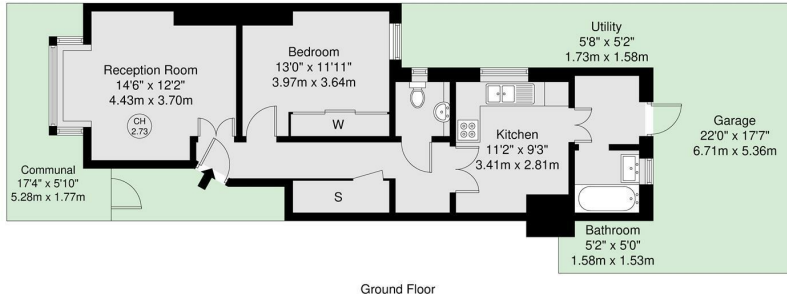
FREEDOM TO MOVE





Brook Road South, Brentford TW8

GROSS INTERNAL AREA
54.9 sq m / 590 sq ft



GROSS INTERNAL AREA (GIA)
54.9 sq m / 590 sq ft

TOTAL STORAGE SPACE
3.2 sq m / 34 sq ft

EXTERNAL STRUCTURAL FEATURES
45.3 sq m / 487 sq ft

RESTRICTED HEAD HEIGHT
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

Welcome to this charming property located on Brook Road South in Brentford, TW8. This delightful home boasts a spacious living area relaxing. The large double bedroom offers a comfortable retreat at the end of a long day.

Built in 1900, this property exudes character and charm, blending traditional features with modern comforts. With 710 sq ft of living space, there is plenty of room to make this house your own.

One of the highlights of this property is the spacious paved rear garden, ideal for enjoying a morning coffee or hosting a summer barbecue. Imagine the possibilities for creating your own outdoor oasis in the heart of Brentford.

Whether you're looking for a cozy home to start a new chapter or a stylish space to entertain friends, this property offers the perfect canvas for your vision. Don't miss out on the opportunity to make this house your home in this vibrant London suburb.

Energy Efficiency Rating

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

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.



Hawks

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