



**Paddlers Avenue
Brentford
Greater London
TW8**

Offers In Excess Of £855,000

bettermove

Paddlers Avenue Brentford

Bettermove are proud to present this 5 bedroom town house in Brentford.

This property benefits from double glazing, and gas central heating throughout, with underground, allocated parking available.

The council tax band is G.

This is a leasehold property with 232 years remaining on the lease; the ground rent is £450.00 per annum, and the service charge is £7,000.00 per annum.

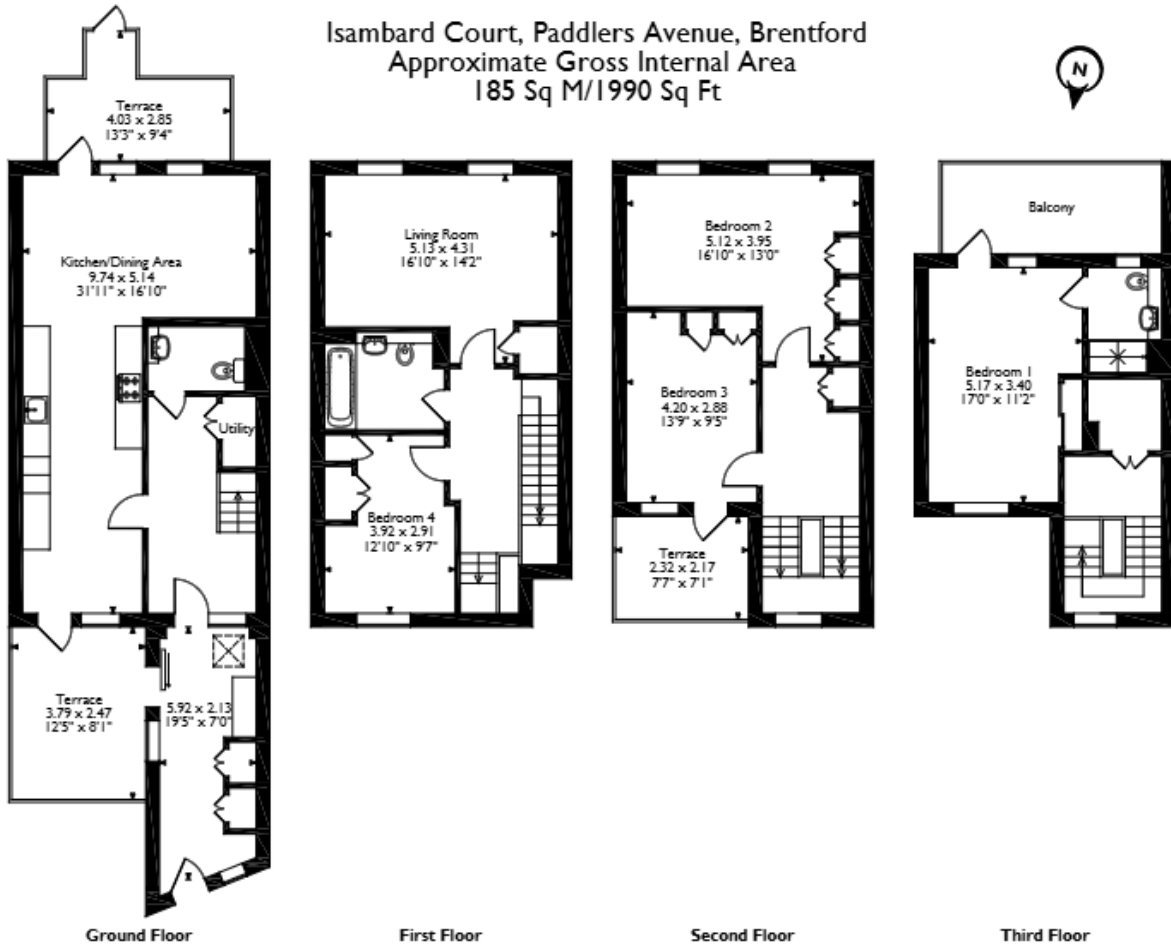
This beautifully presented home is arranged over four floors, the ground floor features a contemporary open-plan kitchen/dining area, a utility room, and a convenient WC. On the first floor, you'll find a spacious living room, double bedroom, and a family bathroom. The remaining bedrooms are positioned across the upper floors, including the master bedroom occupying the third floor, complete with a private en-suite shower room and its own balcony. Externally, the property benefits from three private terrace areas, two accessed directly from the ground floor and a further terrace on the second floor.

Located in the popular town of Brentford, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Syon Lane train station (0.8 miles), a variety of local bus routes and quick access to the A4.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Isambard Court, Paddlers Avenue, Brentford
 Approximate Gross Internal Area
 185 Sq M/1990 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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