



Leslie
& Co.

HOLLAND GARDENS, BRENTFORD, TW8

Guide Price: **£400,000**



Leslie & Co





About the property

What the owners love:

We've loved the view from the window, which brings a real sense of space and calm to the apartment. The transport links are incredibly easy, making day-to-day life simple, and being so close to both Chiswick and Kew has been a real highlight. The layout works brilliantly, with two bedrooms and two bathrooms offering both comfort and flexibility, and the overall feel of the apartment is spacious and easy to live in. The concierge team have always been friendly and helpful, and having a parking space with straightforward lift access has made everything that bit more convenient.

Why we'd buy it:

There's something quietly compelling about this one. You've got that elevated, open outlook, where you can see the river, which immediately gives the whole apartment a sense of space and calm. It is the kind of view that softens the day, whether you are starting your morning or winding down in the evening.



Key features

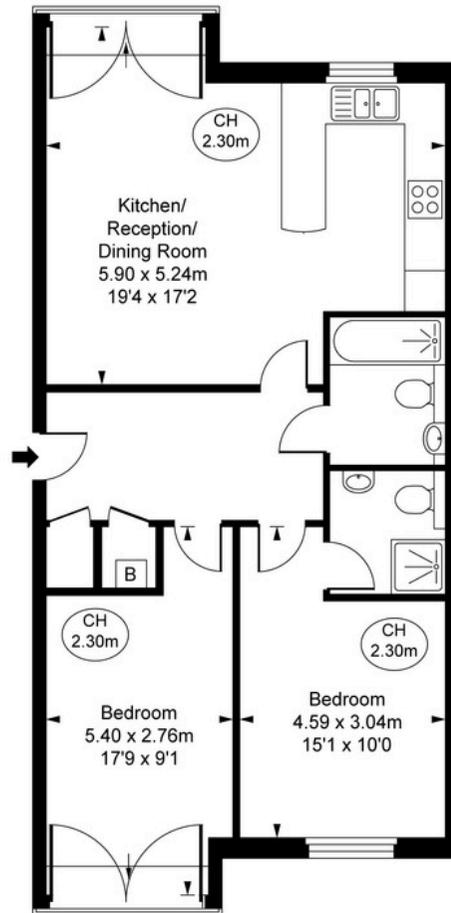
- Two double bedrooms
- Two bathrooms
- Circa 750 sq ft
- Open-plan kitchen / living / dining space
- River views
- Concierge service
- Residents' gym
- Underground allocated parking
- Lift access
- Chain free
- Developer-funded cladding remediation in place
- Buyer information pack available.
- Secure with Reservation or Deposit Agreement

Material information

- Tenure - Leasehold
- Council Tax Amount - £2494.57 (Band E)
- Guide Price - £400,000
- Lease Start Date - 01/01/2002
- Lease Duration - 999 years
- Lease Years Remaining - 974 years
- Service Charge - £5342.00 yearly
- Ground Rent - £528.00 yearly



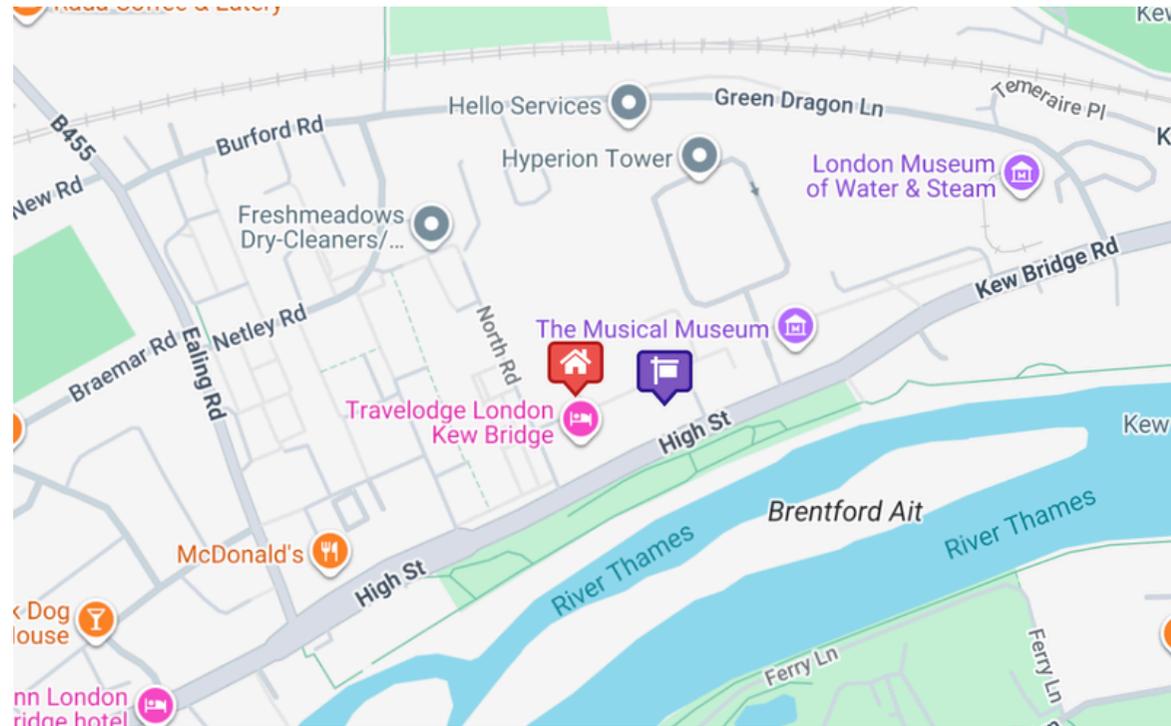
Holland Gardens, TW8
 Approximate Gross Internal Area
69.21 sq m / 745 sq ft
 (CH = Ceiling Heights)



Fifth Floor



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

