



BRENT ROAD, TW8
£975,000 FREEHOLD

ARCHITECTURALLY DESIGNED HOUSE

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DESCRIPTION:

The perfect home if you are looking for the 'Wow Factor'. Nestled within a sought-after conservation area, this rarely available house was built in the late 20th Century and finished with an abundance of period features including two chimney breasts with exposed brick work and a vaulted ceiling exposing the timber beams to the main lounge/living area, a recently fitted modern kitchen/family room in keeping with the period style but offering a very modern living experience. The first floor boasts a galleried landing with two double bedrooms and a third single bedroom which is currently in use as an office and has stairs up to the roof terrace which enjoys panoramic views of the area and an ideal place to enjoy the sunshine or al fresco dining. The bespoke bathroom is a great size with the free-standing bath and a double walk-in shower. The Butts conservation area is one of West London's best kept secrets and is often used as a film location with its wide tree lined roads, garden square and architecturally beautiful properties dating back to the Queen Anne, Georgian and Victorian periods.

Ideally situated for Brentford train station (Zone 4) with direct access to London, Waterloo. The Rivers Thames and Brent, the Grand Union Canal and St. Pauls Recreation Ground are also easily reached, as are local shops and nearby bus services. The Butts Conservation Area is at the heart of the Borough's heritage – a short distance from Syon, Osterley and Gunnersbury Parks.

The M4 with good access to Heathrow and the West Country is within easy reach.

Early viewings are essential to avoid disappointment.

ACCOMMODATION

Stunning Conservation Area

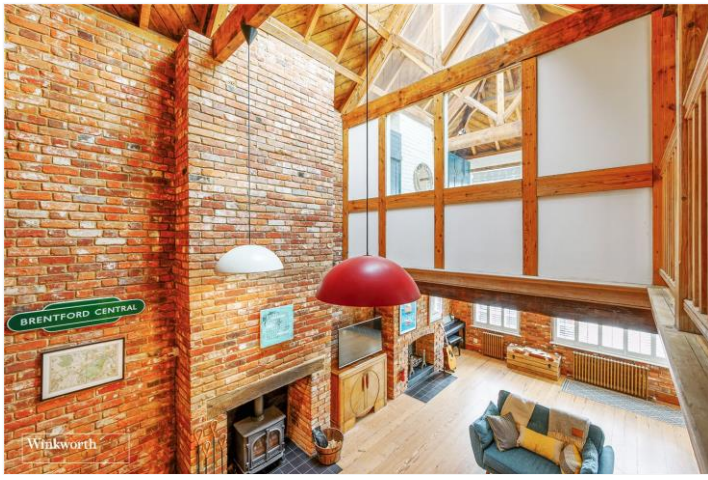
Architecturally Designed House

Accommodation in Excess of 1200 Sq Ft

Two/three Bedrooms

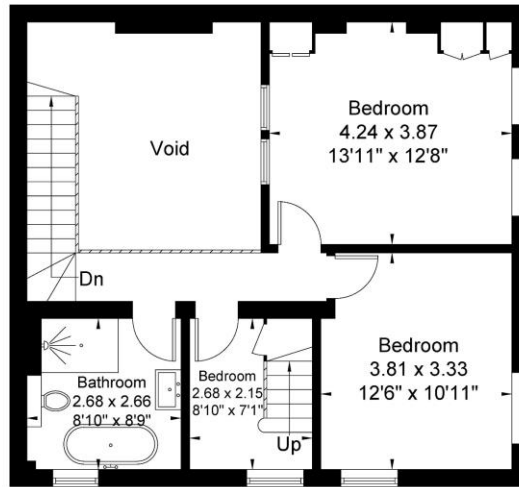
Bespoke Kitchen and Bathroom

Roof Terrace with Panoramic Views

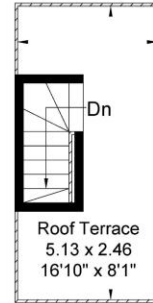


Brent Road

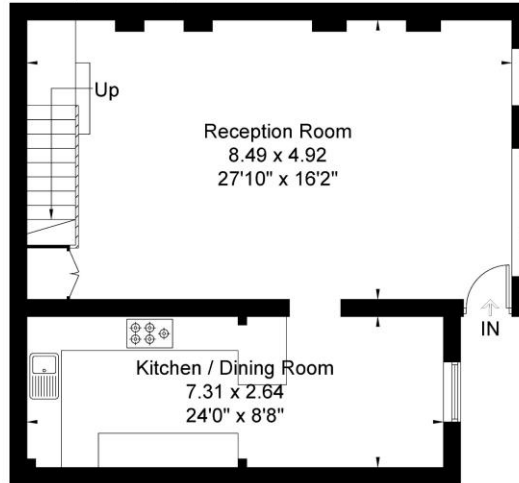
Approximate Gross Internal Area = 117.8 sq m / 1267 sq ft
 Void = 13.9 sq m / 149 sq ft
 Total = 131.7 sq m / 1416 sq ft



First Floor
 52.7 sq m / 567 sq ft
 Void
 13.9 sq m / 149 sq ft



Second Floor
 1.9 sq m / 20 sq ft

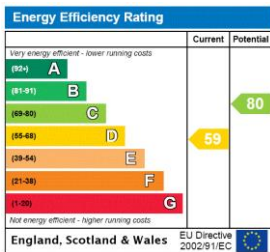


Ground Floor
 63.2 sq m / 680 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.
 The floorplan is for illustrative purposes only and not to scale.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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