



Leslie
& Co.

EASTBOURNE ROAD, BRENTFORD, TW8

Guide Price: **£475,000**



Leslie & Co





About the property

What the owner loves:

My favourite part of this home is the kitchen - it gives me plenty of space to cook up big dinners for friends, and the open-plan flow into the living room is perfect for hosting. Even when I'm busy preparing food and drinks, I still feel part of the party.

But it's the outside space I love most. It's a real haven from busy daily life, and there's nothing better than a Sunday spent reading under the palm tree.

So many great parks nearby - Gunnersbury and Boston Manor being firm favourites. We are members at Boston Manor tennis club where we play often, also members at Brentford FC so walk to the football often. Walking along the canal down to Brentford and enjoying the new shops along the high street. Mother Rugger is a great independent gift shop, Sam's Waterside for happy hour cocktails, The Weir pub for the beer garden. Much closer to home is The Lord Nelson for a Sunday roast!

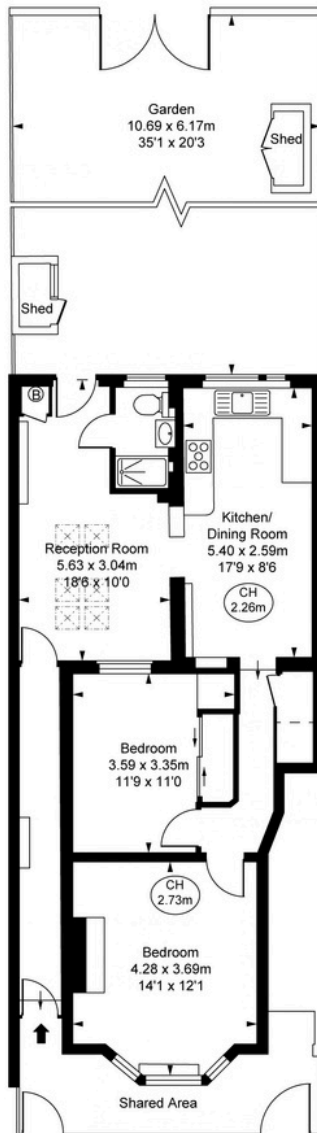
Love the accessibility to other parts of west London like Kew and Richmond, and easily into central - a 15 min walk to the Piccadilly line at Northfields or a much quicker 7 minute walk to Brentford station with regular trains into Waterloo.

Key features

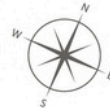
- Buyer information pack available
- Secure with Reservation or Deposit Agreement
- Stunning ground floor maisonette with private entrance
- Expansive private sunny secluded garden
- Picturesque Victorian residential street
- Circa 800 sq ft with a pleasing flow and layout
- Perfect blend of charm and contemporaneity
- Abundance of transport links and local amenities

Material information

- | | |
|--|-------------------------------------|
| • Tenure - Share of Freehold | • Lease Start Date - 01/01/2006 |
| • Council Tax Amount - £1841.00 (Band C) | • Lease Duration - 999 years |
| • Guide Price - £475,000 | • Lease Years Remaining - 978 years |



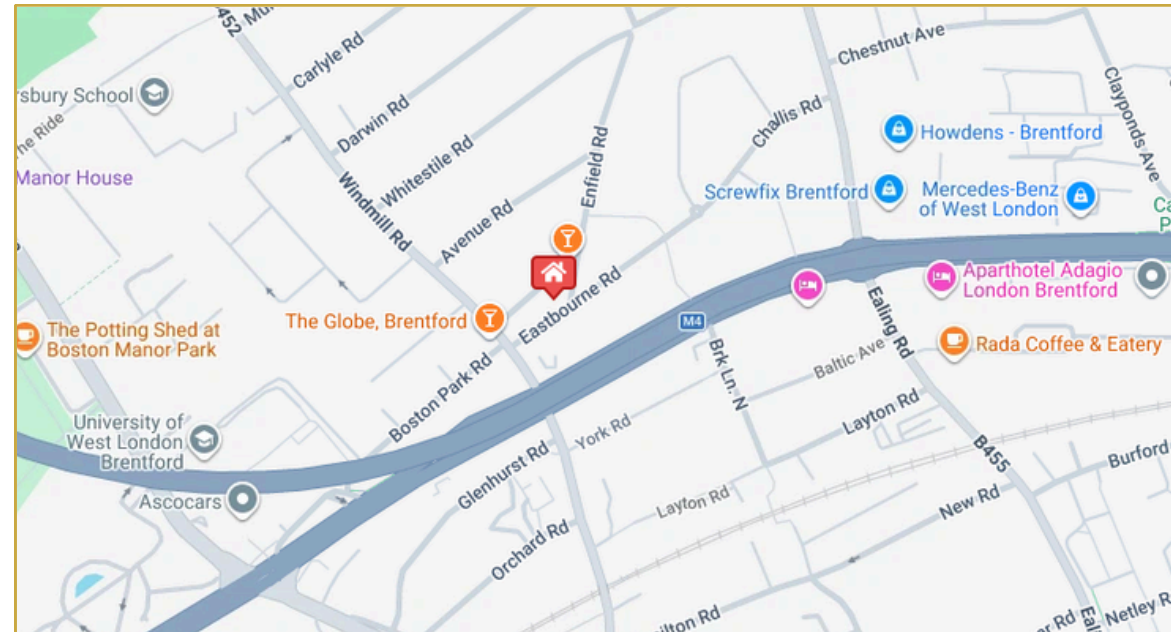
Eastbourne Road, TW8
Approximate Gross Internal Area
72.33 sq m / 779 sq ft
(Including restricted height
under 1.5m □ = = =)
(CH = Ceiling Heights)



Ground 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
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Key Facts for Buyers



Buyer Information Pack

