



THE HAM, TW8  
**£400,000 LEASEHOLD**

## A DELIGHTFUL TOP FLOOR APARTMENT WITH FAR REACHING VIEWS OVER COMMUNAL GARDENS AND BEYOND

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### DESCRIPTION:

This lovely modern flat has been well maintained by the current owners and has its own private balcony and parking space. A wonderfully light and spacious property with generous size rooms offering two double bedrooms, a lovely double aspect 14' x 13' living room leading to a separate well-appointed kitchen and a balcony. There is also a family bathroom and use of the loft space for storage.

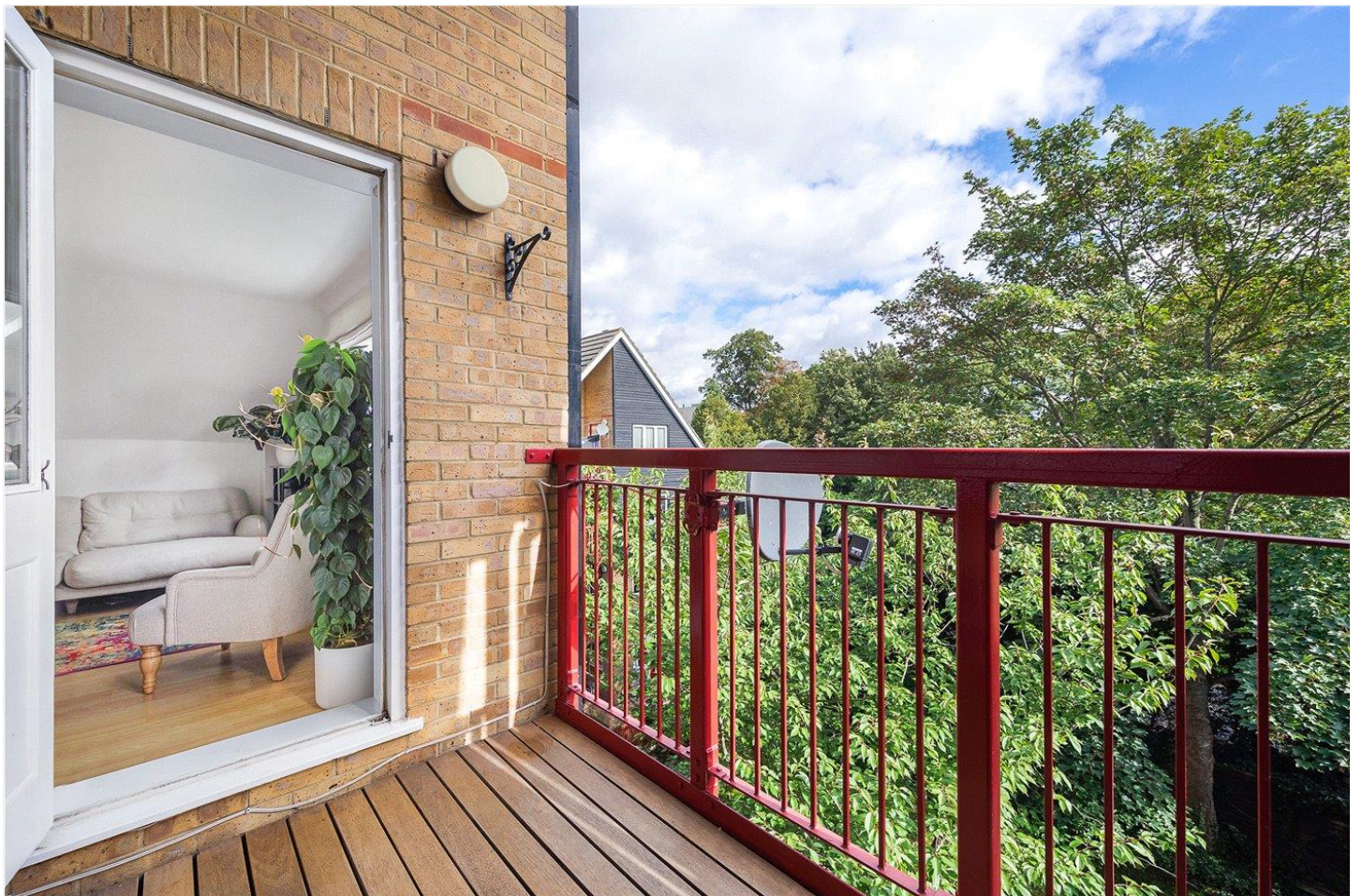
Bordeston Court is a small modern development with manicured communal gardens situated just off Brentford High Street and moments from the River Brent.

The exciting regenerated of Brentford is happening close by which will offer a variety of shops, cafes and restaurants. Commuters are well served by Brentford BR mainline station; in addition, to the numerous bus routes which pass along the High Street and provide connections towards Heathrow Airport and the neighbouring towns of Chiswick, Ealing and Kew.

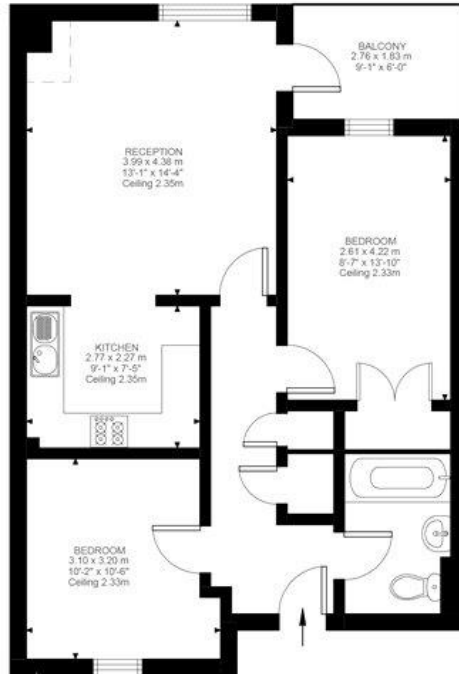
### ACCOMMODATION

- Modern purpose-built block
- Two double bedrooms
- Lovely reception room
- Off street parking
- Own balcony
- No onward chain
- Generous accommodation
- Long lease









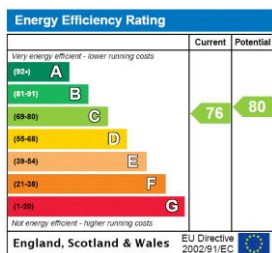
Third Floor  
661 ft²

The Ham , TW8  
Approximate Gross Internal Area  
61.43 SQ.M / 661 SQ.FT

KEY: CH = Ceiling Height  
Restricted Head Height

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

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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