



PYRENE HOUSE, CLAYPONDS LANE, TW8  
**£475,000 LEASEHOLD**

## A LOVELY SPACIOUS AND MODERN TWO BEDROOM, TWO BATHROOM APARTMENT WITH PARKING

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## DESCRIPTION:

A beautifully presented, modern two bedroom apartment on the first floor, located in the ever popular Great West Quarter development in Brentford. This spacious, light and airy apartment consists of two double bedrooms, two bathrooms and two private balconies. The flat has the added bonus of a double length tandem underground secure parking bay (enough for two cars).

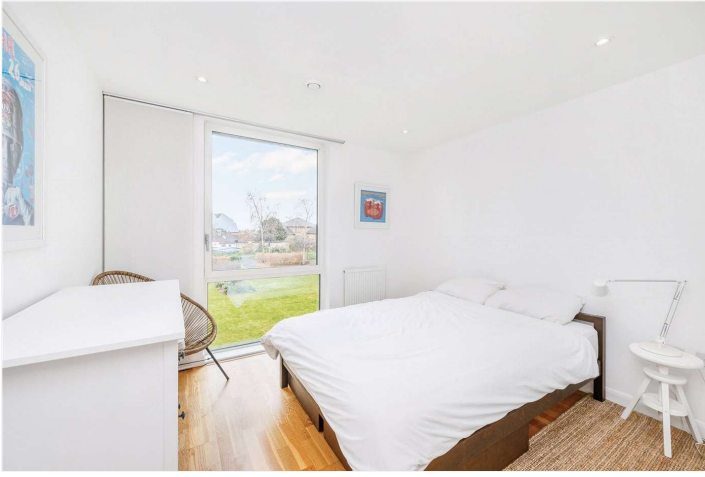
Pyrene House is a small block of eleven flats over three floors, situated in the heart of this outstanding development offering concierge services, on-site security, a high tech gymnasium and a winter garden for the residents' pleasure. It is also well located to benefit from all amenities that Brentford has to offer.

Brentford and Kew Bridge Stations are within a mile away along with South Ealing Station giving access to the Piccadilly Line. Chiswick, Kew and Ealing are all accessible via bus and Heathrow Airport, The West and Central London can be accessed easily by the A4 and M4.

## ACCOMMODATION

- Two double bedrooms
- Two bathrooms
- First floor (block with lift)
- Two private balconies
- Views over communal gardens (with access)
- Secure underground parking for two cars
- Excellent local facilities
- No forward chain

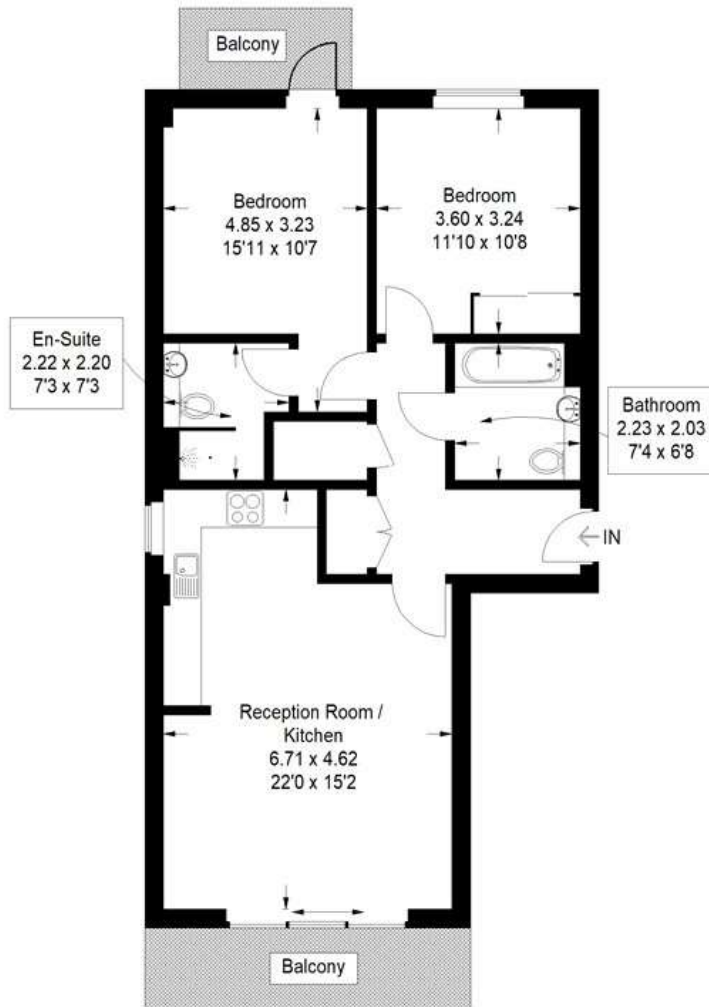






# Pyrene House

Approximate Gross Internal Area  
75.1 sq m / 808 sq ft



**First Floor**

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS standards. © www.perspective.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>	85	85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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