



AUGUSTUS CLOSE, BRENTFORD DOCK TW8  
£POA LEASEHOLD

## A DELIGHTFUL WATERSIDE DUPLEX MAISONETTE WITH ITS OWN GARAGE

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## DESCRIPTION:

This superb duplex maisonette with its own front door has magnificent uninterrupted views of the River Thames and Kew Gardens beyond from the living room, kitchen and bedrooms. The property is presented in lovely condition throughout and is a rare find on the Brentford Dock development. This charming home has been well maintained by the current owner and enjoys its own private south facing terrace that acts as a second entertaining room during the summer, overlooking the water and with an automated electric awning to create shade.

There are three good size double bedrooms and a bathroom, as well as a well-appointed modern kitchen, an additional w.c. and storage in abundance. Parking can be either in the garage which has an automated electric door, or on the hardstanding in front.

Augustus Close is part of the highly sought after Brentford Dock development with private marina, mature communal gardens and an estate/security office.

This established and immaculately kept development is close to local shops and amenities on Brentford High Street is within walking distance to Brentford Station (Waterloo in 32 mins).

The M4 and A4 are within easy reach (Heathrow in approx. 15 mins, Knightsbridge in approx. 25 mins, by car).

## ACCOMMODATION

Own private entrance

Period maisonette

Over two floors

Three bedrooms

Open plan living/kitchen

Sought after location

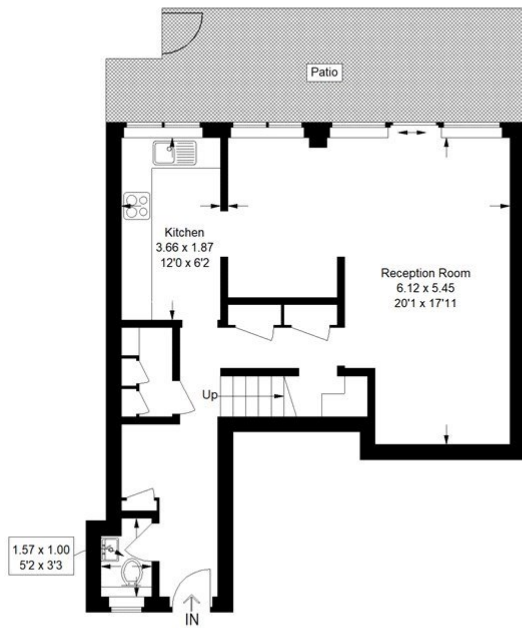
Long lease of 950+

Share in the management company

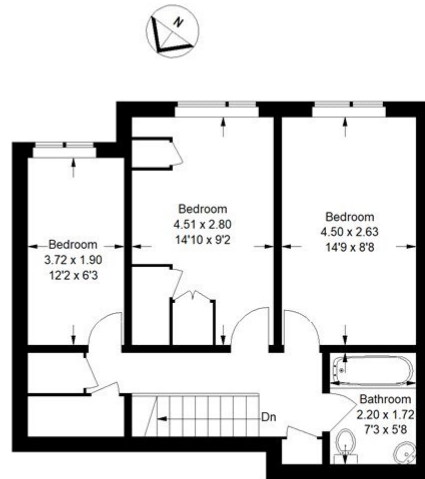


# Augustus Close

Approximate Gross Internal Area  
 Ground Floor = 51.1 sq m / 550 sq ft  
 First Floor = 48 sq m / 517 sq ft  
 Total = 99.1 sq m / 1067 sq ft



Ground Floor = 51.1 sq m / 550 sq ft



First Floor = 48 sq m / 517 sq ft

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

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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