



MARKETING BUILDING, MARKET PLACE, TW8
£425,000 LEASEHOLD

**A STUNNING FIRST FLOOR CENTRALLY LOCATED
 APARTMENT, IN THIS SOUGHT-AFTER BUILDING**

Brentford | 020 8560 1125 | brentford@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

Situated in a sought-after architecturally converted building in Brentford's Market Square, this immaculate first floor apartment has generous living accommodation including a hallway, spacious reception room and open-plan kitchen with integrated Siemens appliances. Two double bedrooms, both with ensuite shower rooms and built-in wardrobes. This delightful, modern home benefits from engineered timber flooring with hot water underfloor heating throughout.

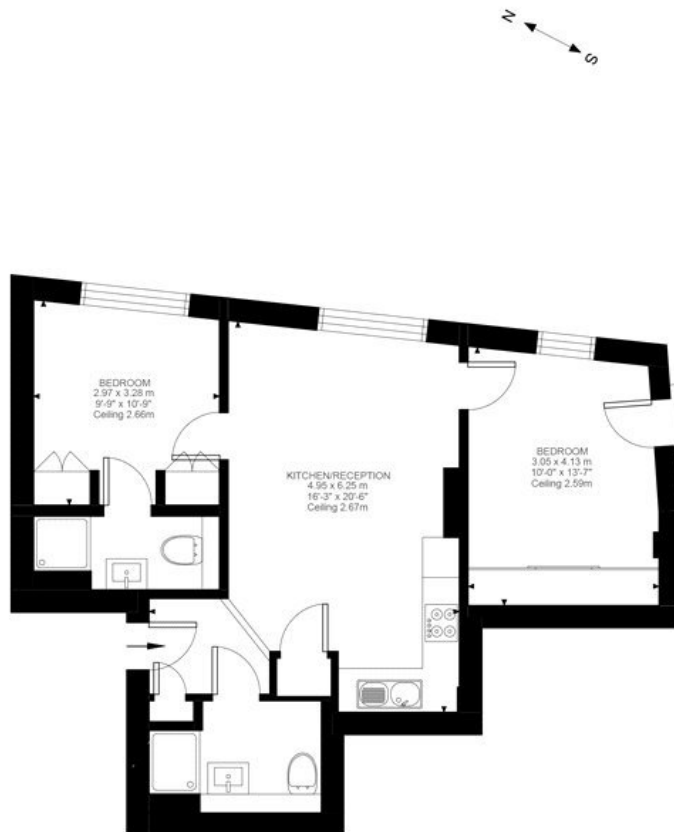
The Market Building benefits from lift access, a residents' club room which is a popular spot for residents wanting to work from home. A bookable private cinema and a communal garden with a "living" wall creating a relaxing, leisurely environment.

The block sits proudly on the Market Place close to the Brent Lea and the Grand Union Canal. There are coffee shops, restaurants and bus routes close to hand, as well as being served by Brentford BR station with services to Clapham Junction, Vauxhall and London Waterloo.

ACCOMMODATION

- Modern trendy apartment
- Two double bedrooms
- Two ensembles
- Open plan living/dining room
- Well-appointed kitchen
- Long lease
- Residents' private cinema
- Communal courtyard garden
- Residents' workspace





First Floor
605 ft²

Market Place, TW8
Approximate Gross Internal Area
56.25 SQ.M / 605 SQ.FT

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	69
(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		

Brentford | 020 8560 1125 | brentford@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.