







 2 Bedrooms |  1 Receptions |  1 Bathrooms |  EPC Current B

Helliwell & Co. is proud to present a two-bedroom apartment within a modern development and offered to the market with no onward chain.

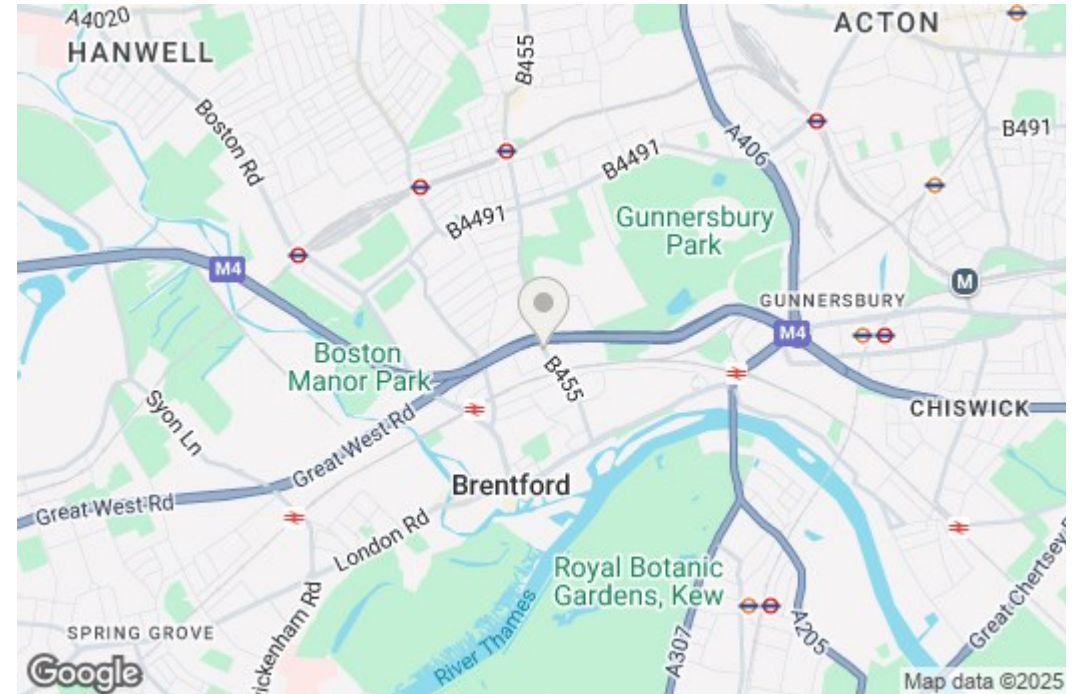
Placed within a modern purpose-built development, this bright and spacious, top-floor apartment is a great purchase for first-time buyers or investors looking to add to their portfolio. As you enter the spacious hall with ample storage, you are greeted by a large, open-plan reception room with floor-to-ceiling windows and direct access to a south-facing private balcony. The kitchen features all the expected modern integrated appliances and a stylish centre island. There is a large double bedroom with ample storage, as well as a smaller double or single bedroom, perfect for a nursery or office environment. The contemporary bathroom is fully equipped with both a bathtub and a shower. The flat has a locked garage for secure parking and bike storage.

With numerous local shops, cafés and restaurants in the area, Baltic Avenue is conveniently located for access to numerous bus routes and Brentford Mainline station. Prospective tenants can enjoy the beautiful open spaces of both Kew Gardens and Gunnersbury Park which are located nearby, as well as lovely walks by the river in Kew.

- Modern Development
- Ample Storage
- Communal Terraces
- Private South Facing Balcony
- Underground Allocated Parking
- No Onward Chain
- Tenure: Leasehold (114 years)
- Service Charge: £3,140.40pa
- Ground Rent: £300.00pa
- Council Tax Band: D

BOND HOUSE

Approximate Gross Internal Area
694 sq ft / 64.50 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.