







 1 Bedrooms |  1 Receptions |  1 Bathrooms |  EPC Current C

Situated on the 9th floor within a modern development, Helliwell & Co are delighted to introduce this well-presented one-bedroom apartment with stunning far-reaching views and an abundance of natural light throughout.

Placed within a modern purpose-built development, this top floor apartment is an ideal purchase for First-Time buyers and investors alike looking to add to their portfolio.

The property features a bright and spacious open-plan living and dining area with direct access to a private balcony, providing a perfect space to relax or entertain while taking in the impressive outlook. The modern kitchen is fully fitted with integrated appliances, while the generous double bedroom offers excellent comfort and storage potential and a modern style bathroom fully equipped with a bathtub and overhead shower feature.

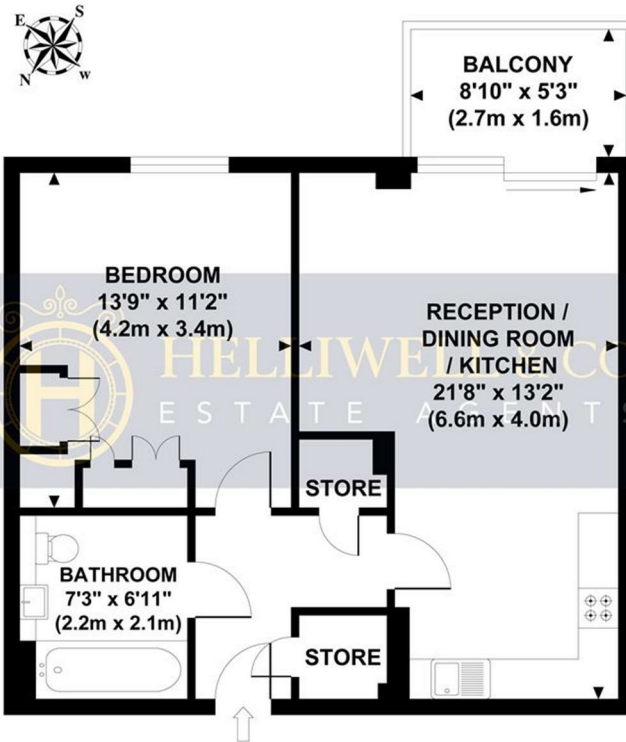
Further benefits include secured allocated parking, communal gardens, lift access, a long lease, and no onward chain.

Ideally located, the property is just a short walk from Brentford Station, providing regular services into Central London. Brentford Town Centre, local shops, restaurants, and the amenities of the Great West Quarter Development are all close by, and is also within easy reach of the open green spaces of Gunnersbury Park. Additionally, the A4/M4 nearby offers excellent road connections in and out of London with good transport links to Ealing and Chiswick Town Centres.

- Top-Floor Apartment
- Wonderful Views
- Allocated Parking
- Communal Gardens
- Ground Rent: £329.38 per annum
- Private Balcony
- Tenure: Leasehold (139 years)
- No Onward Chain
- Service Charge: £3,355.44 per annum
- Council Tax Band: C

LAVAL HOUSE

Approximate Gross Internal Area
533 sq ft / 49.5 sq m



NINTH FLOOR
GROSS INTERNAL
FLOOR AREA 533 SQ FT

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

