

**£400,000**

**Holland Gardens**

Brentford, TW8 0AY



## PROPERTY SUMMARY

### Public Notice:

161, Holland Gardens Brentford, TW8 0AY

We are acting on the sale of the above property and have received an offer of £400,000

Any interested parties must submit offers in writing to the selling agent before an exchange of contracts takes place.

A modern bright and airy two-bedroom apartment spanning just over 900 sq.ft, located within the highly desirable and gated Holland Gardens development. This modern and stylish home offers an excellent blend of comfort, convenience, and contemporary living, making it an ideal choice for professionals, couples, or small families.

The property internally consists of a spacious living area that seamlessly flows into a private balcony, perfect for relaxing or entertaining guests. There is a separate fully integrated kitchen, equipped with high-quality appliances, ensuring a sleek and functional cooking space.

Two well-proportioned double bedrooms, with the primary bedroom featuring a ensuite bathroom, and a modern family bathroom serves the second bedroom and guests.

Further benefits include, concierge service for all residents, access to a 24 hour gym and under ground gated private parking.

Holland Gardens is located just a few moments away from Kew Bridge mainline station, which has direct services to Waterloo station in just 30 minutes. The property is also near the A4/M4, providing motorists with convenient travel links in and out of London.

2



2



1





# Holland Gardens

Approximate Gross Internal Area = 87 sq m / 931 sq ft  
 Outside Buildings = 0 sq m / 0 sq ft  
 Total = 87 sq m / 931 sq ft  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards  
 Produced for Shaw & Co

## LOCAL AUTHORITY

Hounslow

## TENURE

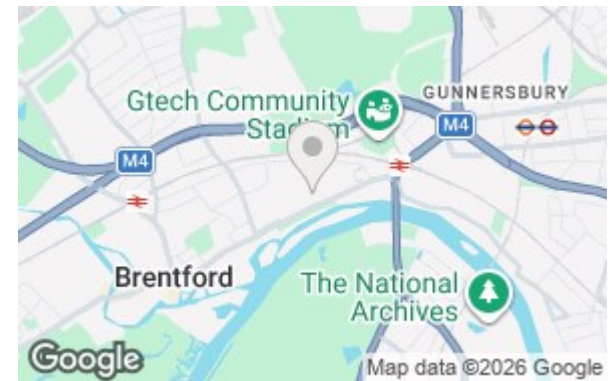
Leasehold

## COUNCIL TAX BAND

## VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 74                      | 82        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Shaw & Co**  
 ESTATE AGENTS

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