



# Hollandbury House, Brent Way, Brentford, TW8

Asking Price: £675,000



# Hollandbury House, Brent Way, Brentford, TW8

 2 Bedrooms  2 Bathrooms  Leasehold

\*With parking\*

A well-presented, recently built, two bedroom flat in the new Brentford Project development. Spanning approximately 791 square feet, there is an open-plan living room and modern kitchen with integrated appliances. The living room has a nice square shape, allowing maximum usage of the space provided, and leads out to the private west-facing balcony. The two bedrooms are well proportioned, with the principal bedroom including built-in wardrobes and a three-piece ensuite shower room. Along the hallway, there is a fully tiled bathroom and storage cupboards. Added benefits include underfloor heating.

The Brentford Project is situated at the meeting point of the River Thames and the River Brent. Residents here have access to several amenities, such as a gorgeously designed private club to which they have exclusive membership. They can escape the bustle of daily life outside in the lovely open-air pool and shaded walkways or engage in a spot of healthy competition on the outdoor games terrace.

Brentford station is 0.4 miles away and offers direct access to the City and beyond, with Kew, Chiswick, Ealing and Richmond nearby





## Property Features:

- Parking Space Included
- Two Bedrooms
- Two Bathrooms
- 791 Square Feet (Approximately)
- Second Floor
- West-Facing Balcony
- Newly Built
- Gymnasium, Cinema, Spa, Sauna
- Concierge
- Co-working space with meeting rooms
- Heated outdoor swimming pool

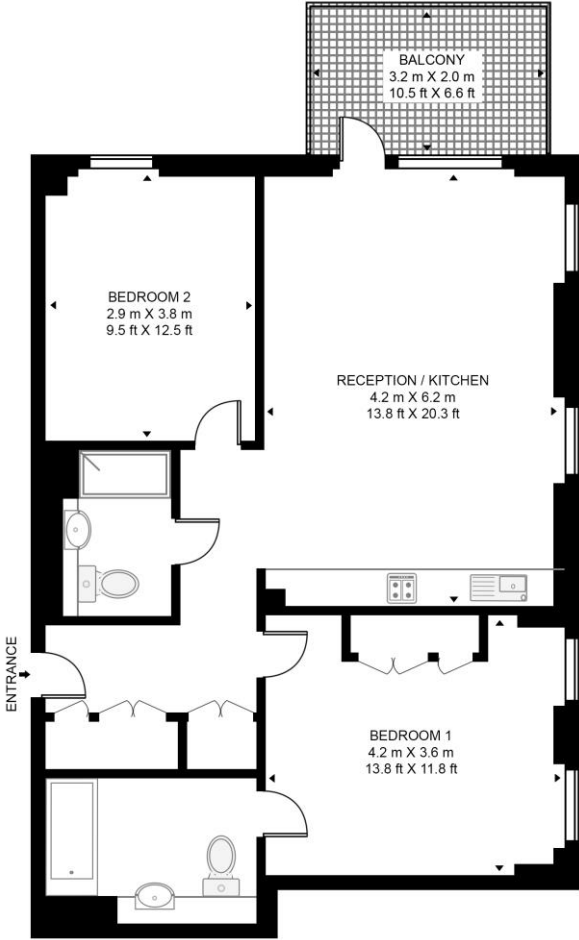


# Hollandbury House, Brent Way, Brentford, TW8



## HOLLANDBURY HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA 791 SQ.FT (73.5 SQ.M)



SECOND FLOOR

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 86 B    | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.  
 WWW: [hdvirtualart.com](http://hdvirtualart.com) | TEL: 0203.974.1567 | EMAIL: [info@hdvirtualart.com](mailto:info@hdvirtualart.com)

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

|                 |  |
|-----------------|--|
| Asking Price:   | £675,000   |
| Tenure:         | Leasehold<br>Expires 31/12/3019<br>Approximately 993 Years Remaining |
| Ground Rent:    | £657.75 (per annum)<br>for the year 2026                             |
| Service Charge: | £7,098.92 (per annum)<br>for the year 2026                           |

## Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: KEW260038

T: 020 3282 3700

E: [kew.sales@benhams.com](mailto:kew.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

