



SITUATION

Located along the Grand Union Canal, opposite the junction with Boaters Avenue and just a few minutes' walk to the shopping facilities on London Road and High Street. In addition, Brentford Station (South Western Railway) is less than ½ mile distant.

Brentford Lock West is an award-winning RIBA accredited development in one of West London's most historic and sought-after locations approx. 8 miles west of central London with easy access to the nearby A4 and the M4 (Junction 2).

PROPERTY

Forming part of a modern purpose-built block comprising a **Self-Contained 3 Bed 4th Floor Penthouse Flat with 2 Large Balconies.**

The flat benefits from:

- Gas Central Heating (Communal System)
- Double Glazing
- Video Entry Phone
- 2 Private Balconies
- 2 Private Parking Spaces within a gated underground car park
- 9 Person Passenger Lift
- Views over the Grand Union Canal/River Brent

[Refer to the Auctioneers for the video tour of the flat.](#)

ACCOMMODATION (measurements to maximum points)

4th Floor Penthouse Flat

Bedroom 1	18'6" x 10'6" plus en-suite and Balcony
Bedroom 2	13'10" x 8'6"
Bedroom 3	13'10" x 9'1"
Kitchen/Dining/Reception	33'7" x 15'11" plus Balcony
Shower Room/WC	7'0" x 6'4"

GIA Approx. 1,193 sq ft plus 2 Balconies

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 250 years (less 10 days) from 1st September 2008 at a ground rent of £350 p.a. subject to RPI Rent Reviews every 20 years.

Offered with Vacant Possession

Note: A smaller Penthouse Flat at 22 Halyards Court (1,022 sq ft) sold for £750,000 in March 2025.

Vacant Penthouse Flat

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

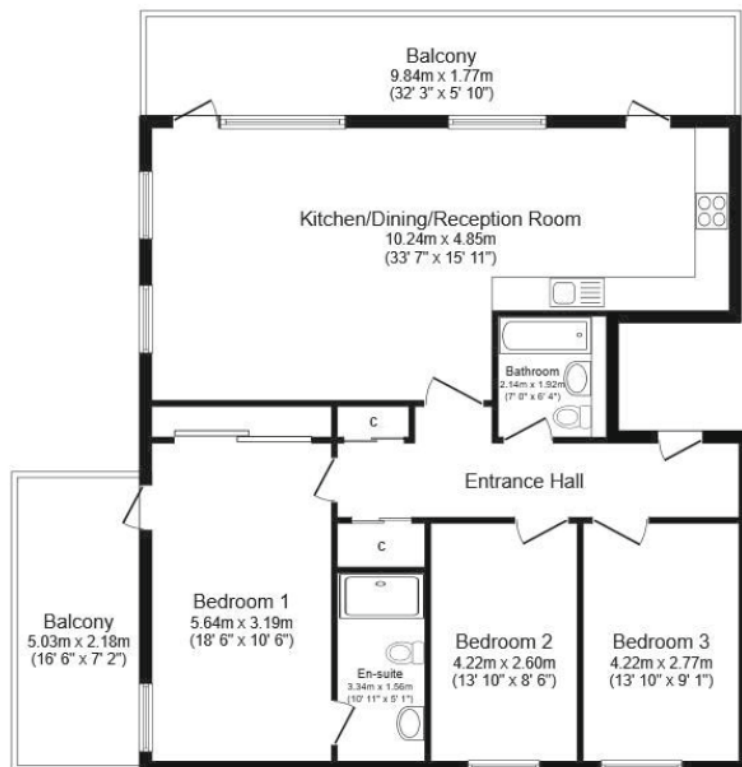
Vendor's Solicitors

WHN Solicitors

Tel: 01200 408 300 Ref: Carl Dodd

Email: carl.dodd@whnsolicitors.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



**GIA Approx. 1,193 sq ft
Plus 2 Balconies**

Plan not to scale and for identification purposes only.

Interior view of Kitchen/Dining area



Interior view of Bedroom 1



The Property



View opposite



Front Balcony



Side Balcony

