

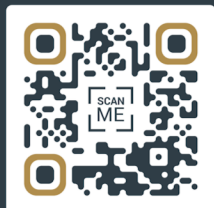


  
**LESLIE & CO**

PASSIONATE ABOUT PROPERTY

**HOLLAND GARDENS, BRENTFORD, LONDON, W13**

**Guide Price: £2,500 PCM**



 Leslie & Co





### About the property

A modern and newly refurbished two bedroom, two bathroom apartment with West facing private balcony and allocated secure underground parking, located in a popular riverside development close to the Kew Bridge promenade and Brentford's continually regenerating town centre.

The property has engineered wooden flooring throughout and benefits from huge amounts of built-in storage. The brand new integrated kitchen is equipped with Bosch and Samsung appliances.

This Brentford development benefits from access to a 24-hour concierge, a fully equipped gym, and manicured communal gardens. Holland Gardens one of Brentford's most popular developments, in addition to its picturesque riverside location and 24-hour concierge services this property benefits from its proximity to a selection of shops, cafes and restaurants by Kew Bridge, with a further range of amenities on the High Street nearby.

Kew Gardens is a few minutes walk away and the River Thames is on your doorstep. Commuters can easily reach Kew Bridge (South West trains to Waterloo) & Brentford Mainline station, local bus routes and the A4/M4, for excellent access into and out of the city centre.

### Key features

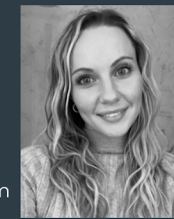
- 2 bedroom and 2 bathroom
- Long lease
- Nearly 850 sq ft
- Allocated underground parking
- 24-hour concierge and resident's gym
- Built-in storage throughout
- Popular riverside development
- Desirable location





**PAUL LESLIE**

Director  
020 3488 6445  
07738 401 822  
paul@leslieandcompanyuk.com



**RACHEL WATTS**

Director  
020 3488 6445  
07527 594 528  
rachel@leslieandcompanyuk.com

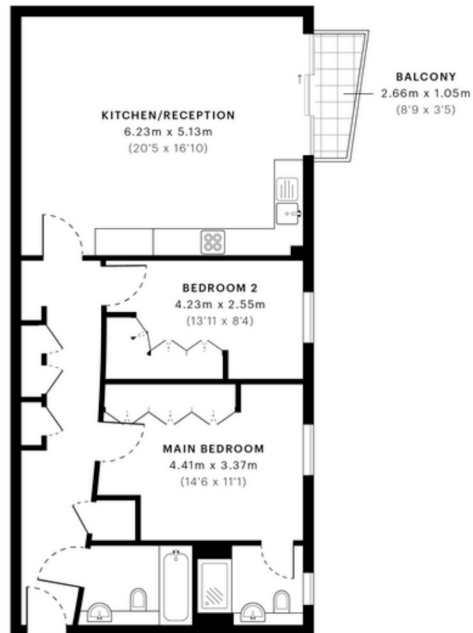


**Holland Gardens, TW8**

CAPTURE DATE: 26/05/2021 LASER SCAN POINTS: 2,374,616

GROSS INTERNAL AREA

78.86 sqm / 848.84 sqft



— Fourth Floor

<b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property 78.86 sqm / 848.84 sqft	<b>NET INTERNAL AREA (NIA)</b> Excludes walls and external features Includes washrooms, restricted head height 75.41 sqm / 811.71 sqft	<b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, verandas etc. 2.30 sqm / 24.76 sqft	<b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.5 m 0.00 sqm / 0.00 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 81.35 sqm / 875.64 sqft  
IPMS 3C RESIDENTIAL 78.37 sqm / 843.57 sqft

spec id: 60acc9efc82590dbcfacfab



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		