



TALLOW ROAD, TW8  
**£995,000 LEASEHOLD**

## A SPECTACULAR DUPLEX PENTHOUSE APARTMENT OVER TWO FLOORS WITH VIEWS OF THE CANAL

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## **DESCRIPTION:**

This stunning apartment is approximately 1750 square feet with a wrap around balcony, overlooking the Grand Union Canal.

The accommodation comprises of a master bedroom suite with own ensuite bathroom and private balcony, a further double bedroom with ensuite. An impressive spiral staircase takes you up to the top floor with a spacious open plan reception room/kitchen with built-in appliances and a separate utility room and cloakroom and a wrap around terrace. The property also benefits from underfloor heating throughout and an allocated underground parking space.

The Island at Brentford Lock is a premium private development completed in early 2000, with a professional concierge team, a wildlife conservation area and a warm, friendly community. Residents are able to take advantage of nearby shops, cafes and restaurants in Brentford, while both Syon Park and Boston Manor Park are also easily accessible.

## **ACCOMMODATION**

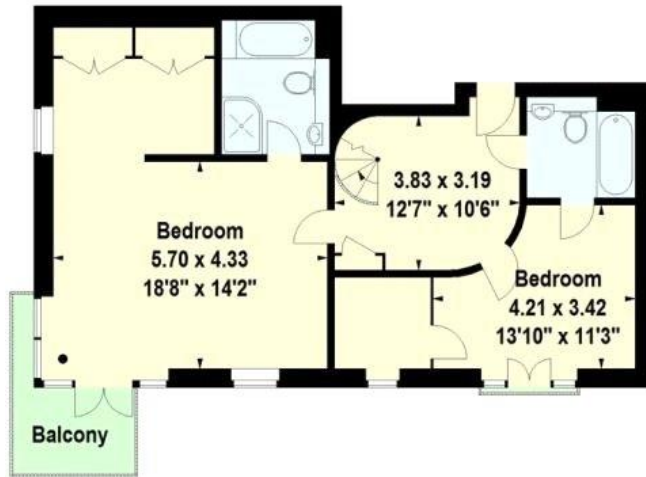
Modern riverside gated development  
Concierge Service  
Split level apartment  
Two double bedrooms  
Two bathrooms  
Open plan living space  
Balconies on both levels  
Allocated underground parking space  
Leasehold



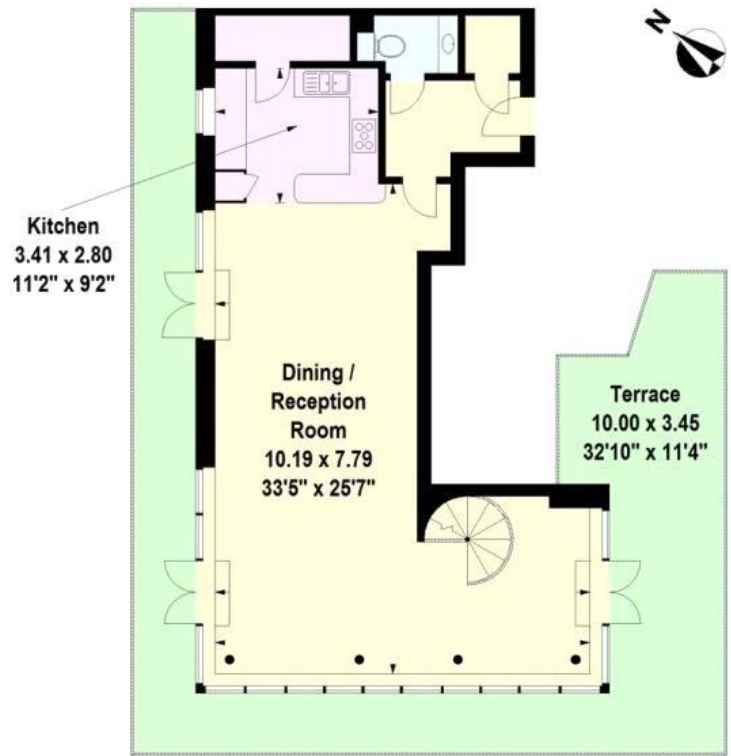
## Adams Quarter, TW8

Approximate Gross Internal Area 160.5 sq.m (1728 sq.ft)

For Identification Only. Not To Scale.



Third Floor



Fourth Floor

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	79
(54-68)	D		
(39-53)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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