



**Shaw
& Co**
ESTATE
AGENTS

50% SHARED OWNERSHIP

£162,500

Clayponds Lane

Brentford, TW8 0BN

PROPERTY SUMMARY

Welcome to this delightful retirement flat located at Greenrod Place on Clayponds Lane in Brentford. Built in 2012, this property offers a comfortable and secure living environment specifically designed for those aged over 55's.

Spanning an impressive 732 square feet, this flat features a well-proportioned reception room that provides a welcoming space for relaxation and socialising. The two bedrooms are generously sized, ensuring ample room for personal belongings and also includes a well-appointed bathroom, catering to all your daily needs.

This flat is perfect for those looking to downsize without compromising on space or comfort. With its thoughtful layout and prime location, it presents an excellent opportunity for a fulfilling retirement living experience. Do not miss the chance to make this lovely flat your new home.

50% Shared Ownership

Service Charge: £575.92 per month (Inc water, building insurance)

Rent for the Share: £540.00 per month

Current Lease Remaining: 105 years.

2



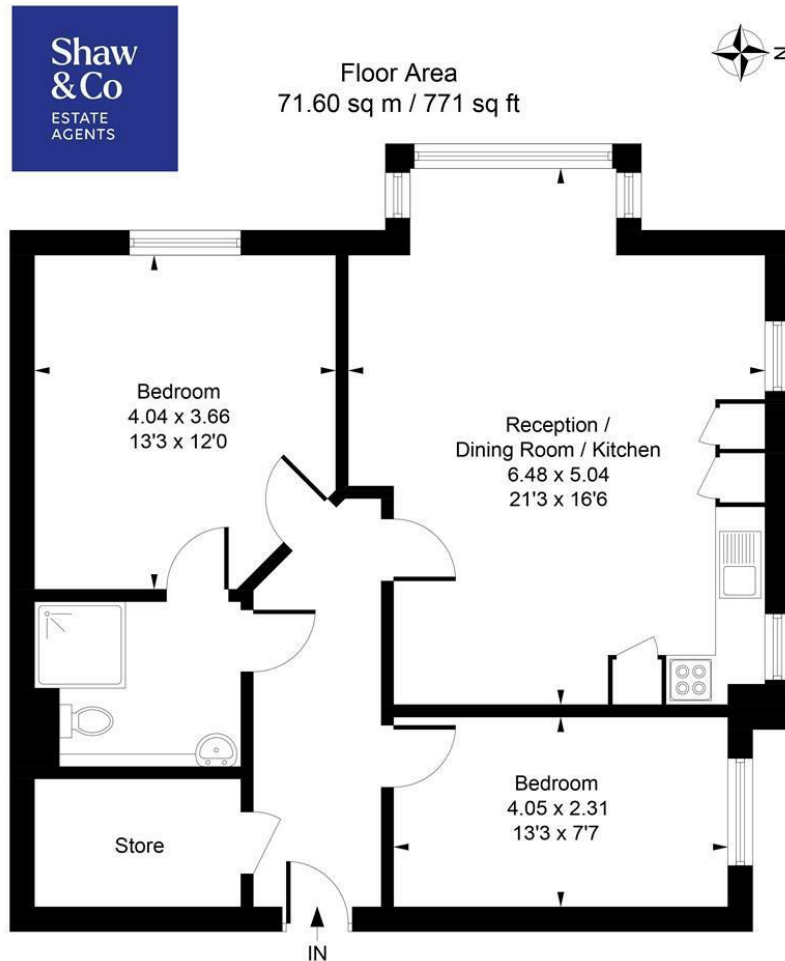
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1







Total Approximate Gross Internal Area = 71.60 sq m / 771 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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LOCAL AUTHORITY

Hounslow

TENURE

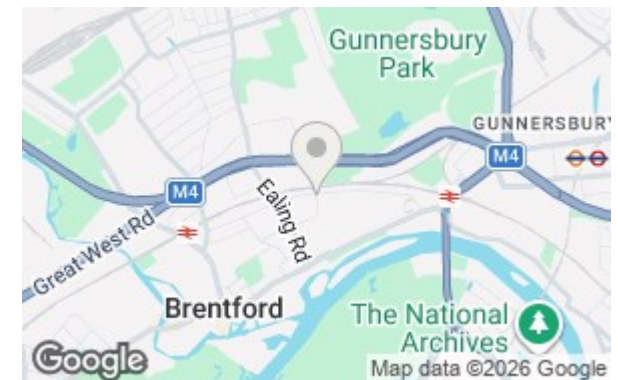
Leasehold

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	74
(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

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