

# ANDERSON KNIGHT

Offers in the region of £360,000  
Rose Court, Baltic Avenue TW8



1

Bedroom



1

Bathroom

62 South Ealing Road | [info@anderson-knight.co.uk](mailto:info@anderson-knight.co.uk)

0208 847 3003



Excellent for First Time Buyers/Investors. Ground Floor Flat in a Secure Modern Development. Underfloor Heating. Excellent Transport Links. Close to Local Amenities. 8 Minute Walk to Brentford Station.

Private Garden Patio. Underfloor Heating. Option to Rent Private Underground Parking.

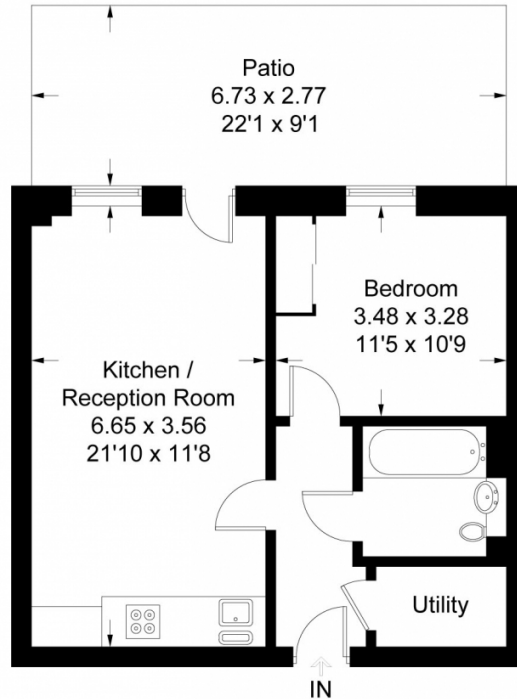
Lease Remaining: 119 Years

Service Charge: £1317 per annum - £109.75 per month

Ground Rent: £350 per annum - £29.16 per month

## Rose Court, TW8

Approximate Gross Internal Area = 48.5 sq m / 523 sq ft



Ground Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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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>			
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>		86	86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

