

Griffin

The Hollows, TW8 0DZ

PRIORY LM



Griffin, The Hollows, Brentford TW8 0DZ

All the pleasures of living beside the river without any of the compromises. Griffin was conceived and designed by the architects from inception as an efficient luxury home. It's construction, insulation and heating systems combine to give it an Energy Performance Certificate rating of 'A', as good as it gets.

Griffin offers the ultimate in waterside living. Eco friendly and recently built, the property is unique for its exceptional design and bespoke specifications. It stands unrivalled in its outstanding views across the river of an island nature reserve, towards the Royal Botanical Gardens beyond, and having further views both down river to Kew Bridge and onto Chiswick. This waterside home is in a class of its own and is for those who want to entertain and enjoy all that life on the river offers.

The spectacular atrium entrance hall leads you on to the multiple reception rooms, the terrace, kitchen and guest cloakroom. Stairs from the hall lead downstairs to the generous principal bedroom suite with its twin dressing rooms and bathrooms, further bedroom with an en suite, and a third bedroom which is currently set up as a study, utility room and large storage area. Griffin also benefits from two secure parking spaces.

It is ideally located moments from the shopping and restaurants of Kew Bridge. It is within easy reach of Chiswick with its numerous supermarkets, wide variety of shops, cafes, pubs and a good selection of restaurants. The Royal Botanical Gardens are mere skip across Kew Bridge with the facilities of Kew and Richmond beyond.

Rent : £10,000 per calendar month

- An opportunity to live on the river close to nature
- Recently built
- Principal bedroom with ensuite leading into dressing area with additional ensuite (*can be air conditioned*)
- Guest bedroom and ensuite shower room
- Study/third bedroom
- Guest Cloakroom
- Utility Room
- Two reception rooms
- Custom built kitchen
- Atrium entrance hall
- Terrace
- Two secure parking spaces
- Security System,
- Energy Performance : A
- Unfurnished
- Council Tax Band : A
- Security Deposit : Equivalent to Six Weeks Rent
- Available for long term rental

Environmentally Responsible Designs :

32 solar panels on roof drastically reducing electricity bills

Thermal heat pump economically takes heat from river

Mechanical ventilation with heat recovery (MVHR) system installed

- Improving air quality
- Reducing energy cost
- Controlling humidity





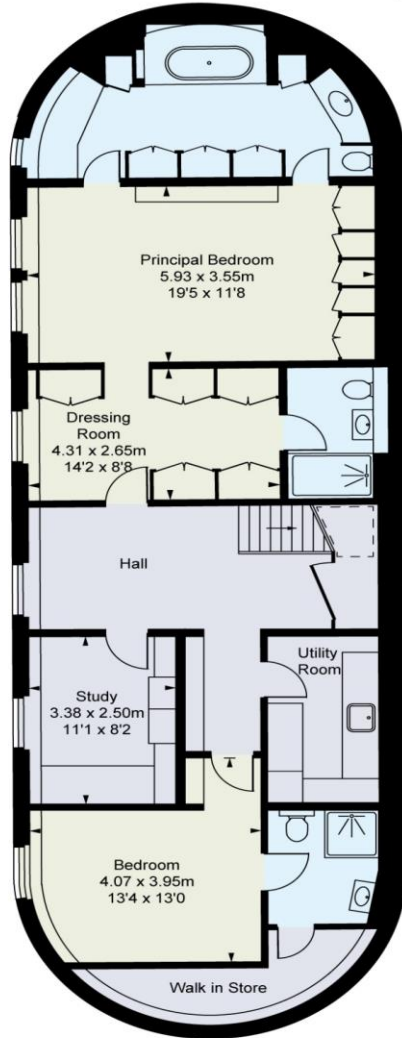




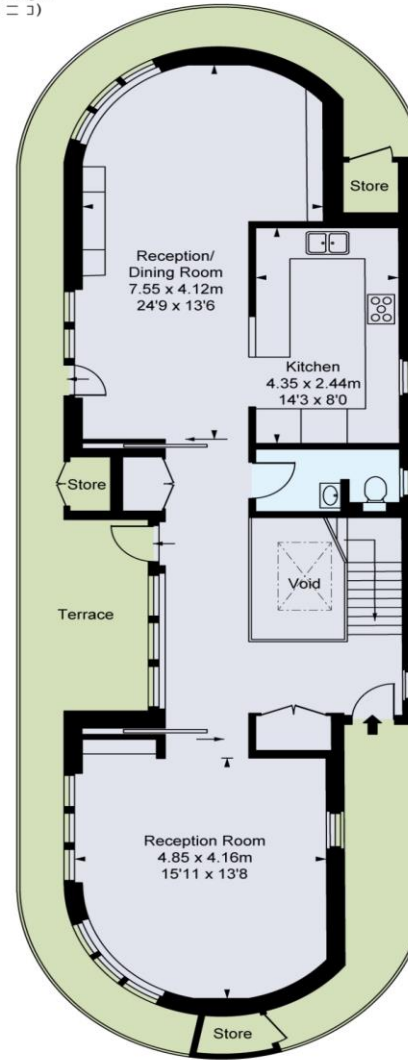


Houseboat Griffin,
Brentford TW8
Approximate Gross Internal Area
195.84 sq m / 2,108 sq ft

(Including restricted height
under 1.5m [= = =])



Lower Deck
Approximate Gross Internal Area
114.67 sq m / 1,234 sq ft



Upper Deck
Approximate Gross Internal Area
81.18 sq m / 874 sq ft



For further details please contact

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Brochure Photographs :
Please note that the photographs show how the premises was decorated by previous occupier.

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Score	Energy rating	Current	Potential
92+	A	104 A	105 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		