







## About the property

What the owners love...

We feel extremely lucky to have called this our home for over 2 years. Built during COVID we are the first owners of the property and have kept the space immaculate ever since. The flat is super spacious which often surprises our friends and family when hosting a get together.

The building is modern and with secure fob access, both on the main door and the lifts, so we've always felt safe and at peace in our home. There's also a bike store which has been great to save us some space.

I would also note that the temperature regulation in the flat is amazing. In the winter we barely touch the heating and in the summer, it stays nice and cool.

We've loved having the outdoor balcony during the warmer months and for extra special views, the communal rooftop garden is amazing. Spending New Year's Eve up there is a real treat.

The other residents have all been great to live with, a building WhatsApp group is at hand for anything and everything, and on occasion some get together to enjoy a relaxing social on the rooftop.

### Key features

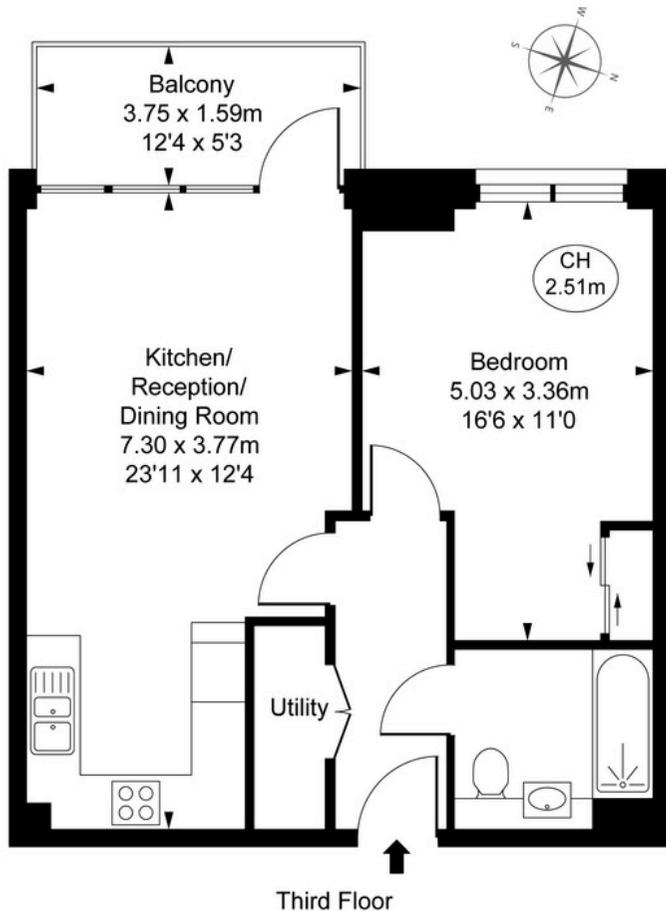
- Beautiful Expansive Flat
- 2023 Development
- Lifts & Security Systems
- Amazing 11th Floor Roof Garden
- Fantastic Spec Throughout
- Moments from Elizabeth Line
- Large Private Balcony
- Abundance of Local Amenities

### Material information

- Tenure - **Leasehold**
- Council Tax - **Band C**
- Guide Price - **£400,000**
- Lease Start Date - **01/04/2019**
- Lease Duration - **990 years**
- Service Charge - **£162.19 monthly** (including the sinking fund)



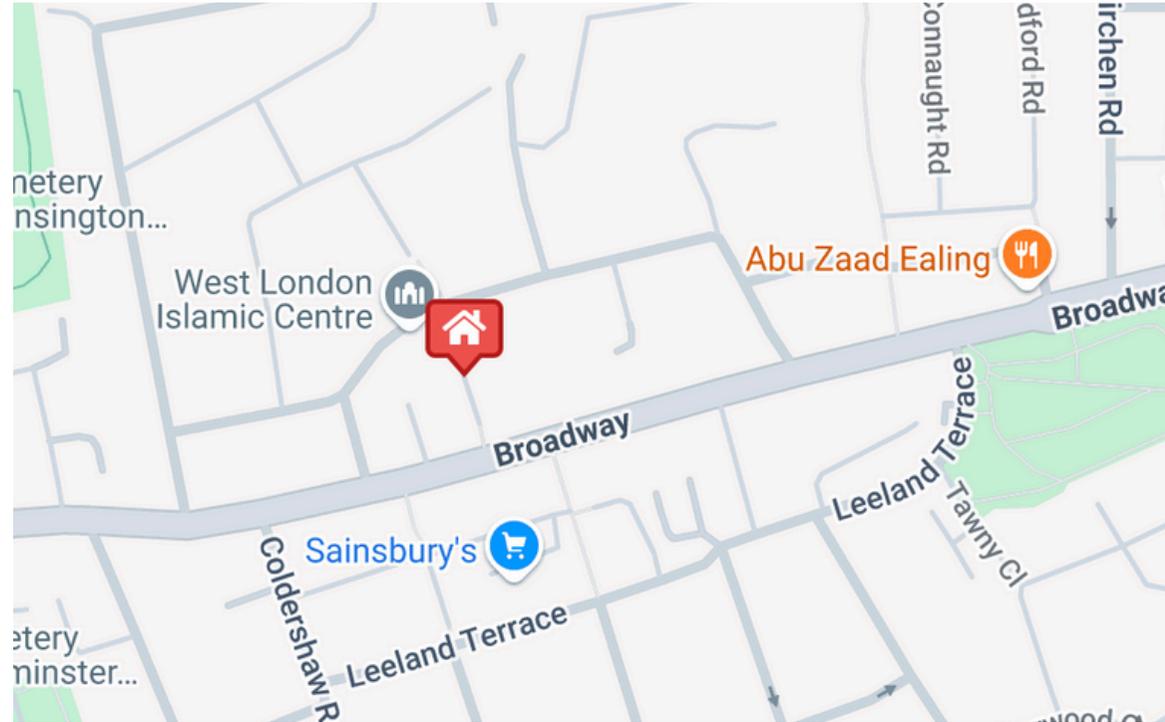
**Freedom House,  
Brownlow Road, W13**  
Approximate Gross Internal Area  
**52.32 sq m / 563 sq ft**  
( CH = Ceiling Heights )



Third Floor



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <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			
		84	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <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 environmentally friendly - higher CO <sub>2</sub> emissions			
		94	94