



QUILLIAM

Durham Wharf Drive
Brentford

- Penthouse Apartment
- Luxurious Living
- Two Balconies
- Two Private Parking Spaces
- Ready to Move In
- Water Views
- Tall Ceilings
- Immaculate
- Energy Performance Certificate = C
- Council Tax Band (2025-2026) = F

£750,000

Leasehold





Property Description

Quilliam are pleased to present this rarely available three-bedroom penthouse in the award-winning, RIBA-accredited Brentford Lock West development, set along the Grand Union Canal in one of West London's most desirable locations.

The property offers three bedrooms, two bathrooms, two balconies and two secure underground parking spaces located beneath Bowline Court. An impressive open-plan reception room features large windows, excellent natural light and calming canal views, with direct access to a private balcony.

The modern kitchen includes a stylish island, generous workspace and a dedicated breakfast area. The principal bedroom benefits from an en-suite bathroom, while both bathrooms are well appointed with large showers, heated towel rails and built-in storage.

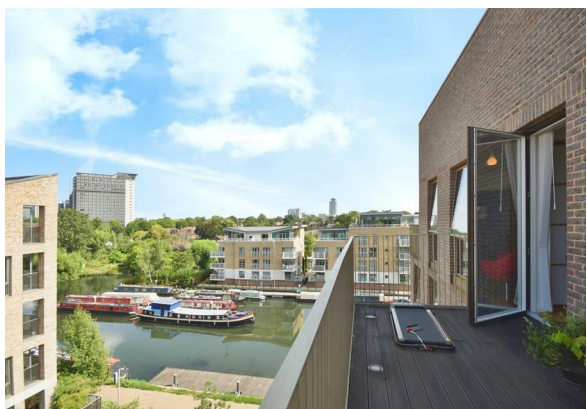
Two balconies provide valuable outdoor space overlooking the water. The property holds a C-rated EPC and falls within Council Tax Band F.

Ideally positioned for local parks and transport links, the home is a short walk from Brentford Mainline Station via the new Cornelius Footbridge, offering services to London Waterloo. Local bus routes provide further convenient connections.

Early viewing is recommended to appreciate this exceptional penthouse.

Disclaimer

Information provided in this listing is for general guidance only and should be verified before proceeding. We have not tested any fixtures, fittings, services, or appliances. Measurements are approximate, and the photographs are intended solely as an illustrative guide. The details have been supplied by the client, and we rely on their accuracy.



Accommodation

ACCOMMODATION

Entrance Hall

Kitchen/Dining/Reception Room

33'7" x 15'10"

Balcony

32'3" x 5'9"

Bedroom One

18'6" x 10'5"

En-Suite

10'11" x 5'1"

Balcony

7'1" x 16'6"

Bedroom Two

13'10" x 8'6"

Family Bathroom

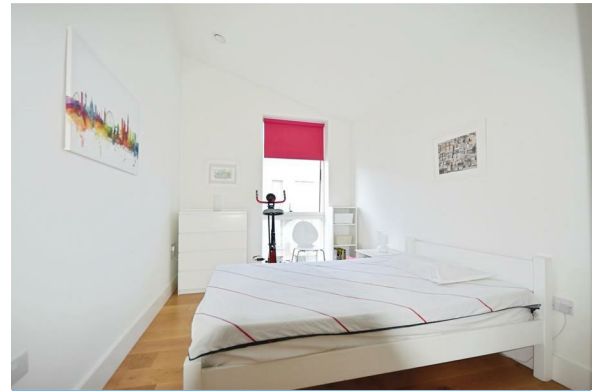
7'0" x 6'3"

Bedroom Three

13'10" x 9'1"

PARKING

2 x Underground Secure Parking Spaces (Numbers 74 and 75)



Property Information

Tenure – Leasehold

Years Remaining – 233 years

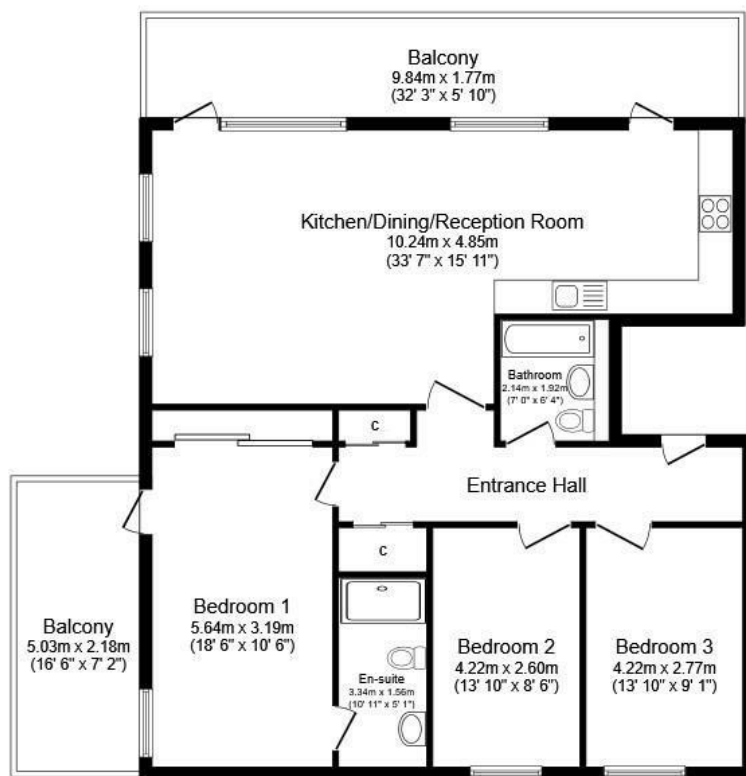
Service Charge - £6,500 pa (provided by the property owner and reviewed every April)

Ground Rent - £350 pa

Energy Performance Certificate Rating - C

Council Tax Band - F (£3,163.10 - The annual Council Tax charge has been supplied in good faith by the property owner and is for the period 2026/2027)



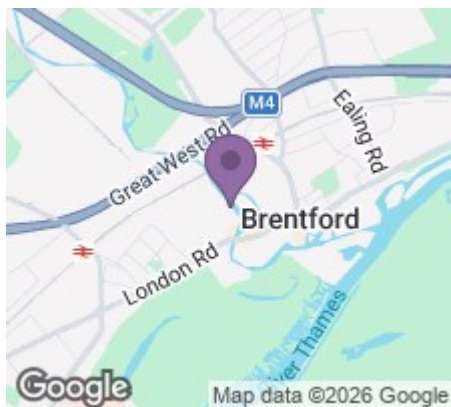


Floor Plan

Floor area 110.8 sq.m. (1,193 sq.ft.)

Total floor area: 110.8 sq.m. (1,193 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	69
(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	



206 High Street
Brentford
TW8 8AH

020 8847 4737
info@quilliam.co.uk
<https://www.quilliam.co.uk>

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