



# QUILLIAM

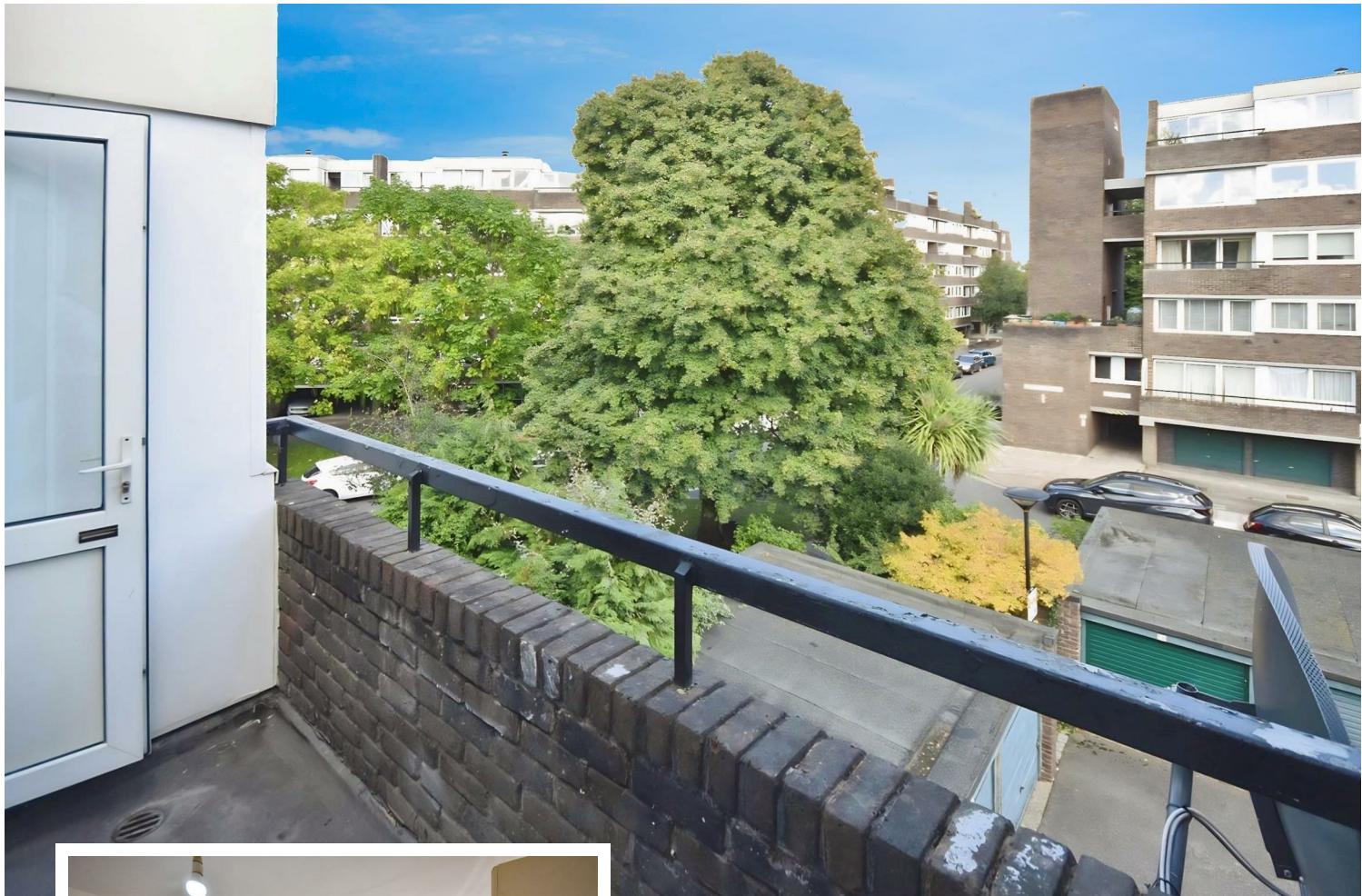
Brentford Dock  
Brentford

- Hot Water & Heating Included
- Two Double Bedrooms
- Generous Internal Storage
- Separate WC & Bathroom
- Private Balcony
- Large Kitchen
- Communal Gardens
- 24/7 Security
- Energy Performance Certificate - D
- Permit Parking Available

**£397,000**

**Leasehold**





## Property Description

Located in the ever-popular Brentford Dock development, this well-presented two-bedroom apartment offers a wonderful combination of space, practicality, and riverside living.

The property features a bright and airy living room with direct access to a private balcony, perfect for relaxing or entertaining. Both bedrooms are generous doubles, offering ample space for furnishings. The home also benefits from excellent storage options, including fitted cupboards and additional storage off the entrance hall/landing.

A well-planned layout includes a separate bathroom and WC, providing added convenience for modern living.

Maurice Court enjoys the sought-after riverside setting of Brentford Dock, with landscaped communal grounds, residents' amenities, and easy access to Brentford High Street, transport links, and scenic walks along the Thames.

This is an excellent opportunity to secure a spacious apartment in a peaceful and desirable location.



# Accommodation

Entrance Floor

**Bedroom One**

15'5" x 8'11"

**Kitchen**

15'4" x 7'9"

**Bathroom**

5'2" x 4'6"

**Bedroom Two**

12'2" x 11'10"

**Reception Room**

15'9" x 10'8"

**Balcony**

10'1" x 4'2"



## Property Information

We have been informed by our Vendor of the following information:

Tenure: Leasehold

Term of Lease: 147 years from 25/03/1978 (approximately 100 years remaining)

Service Charge £5,004.00 per annum, reviewed annually by the

Management Company

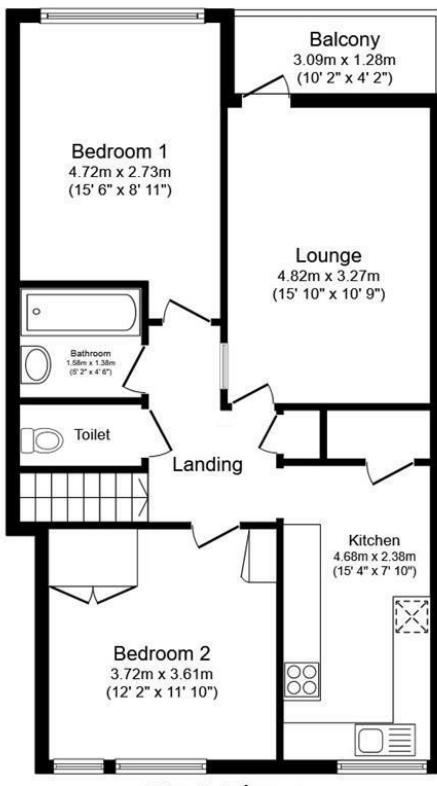
Ground Rent £0 per annum

London Borough of Hounslow Council Tax Band: D

Council Tax Payable for 2025/26 £1,991.01 per annum

The annual Council Tax charge has been supplied in good faith and is for the period 2025/26. It will likely be reviewed and changed by the Local Authority the following year and could be subject to an increase after the end of March.





First Floor

Floor area 72.0 sq.m. (775 sq.ft.)

Total floor area: 72.0 sq.m. (775 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](http://www.Propertybox.io)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

**QUILLIAM**  
Since 1999

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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