

QUILLIAM

# Market Building
# Brentford

- The Market Building
- One Bedroom Apartment
- Town Centre Location
- Kitchen Area
- Bedroom with Wardrobes
- Reception Room
- Excellent Transport Links
- Second Floor (Lift Access)
- Communal Room and Cinema
- Underfloor Heating

**£285,000**

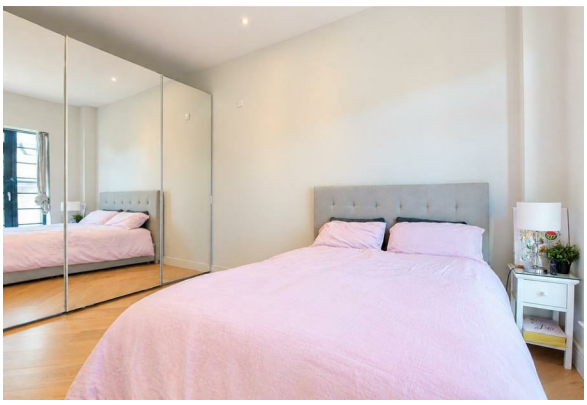
**Leasehold**













# Property Description

A lovely second floor one double bedroom apartment in the sought after Market Building.

Market Building is a desirable refurbished office block on Brentford High Street which makes it ideal for all local shops, transport links and local amenities.

The property is light and bright and includes an entrance hall with utility cupboard, open plan reception room with kitchen area, double bedroom with built in wardrobes and a shower room.

The property has laminated wood flooring, except bathroom and underfloor heating.

Residents may enjoy a communal club room with private cinema, courtyard garden area and bike storage.

Located on Brentford High Street opposite the recently opened new Morrisons. Other shops, bars and restaurants are currently opening as part of the regeneration of Brentford's South Side of the High Street.

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.
Photography Disclaimer: Some property photographs have been professionally enhanced using AI-assisted editing to improve lighting, exposure, colour and clarity. No material features of the property have been added, removed or altered. Images are intended to provide a fair and accurate representation of the property.

# Accommodation

### Entrance

### Kitchen / Living Room
22'7" x 9'1"

### Kitchen Area

### Bedroom
12'3" x 8'3"

### Shower Room
8'4" x 7'10"



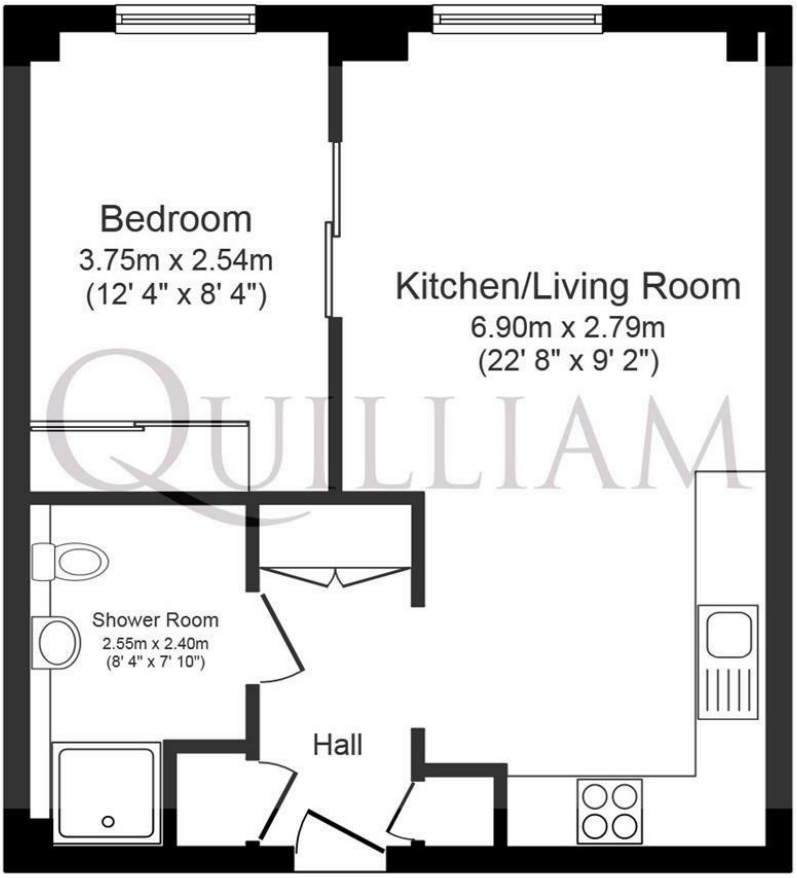


# Property Information

We have been informed by our Vendor of the following information:
Tenure: Leasehold
Term of Lease: 250 years from 01/01/2016 to 31/12/2265 (approximately 239 years remaining)
Service Charge £1,628 per annum, reviewed annually by the Management Company
Ground Rent £250 per annum
EPC (Energy Performance Certificate) Rating: TBC
London Borough of Hounslow Council Tax Band: D
Council Tax Payable for 2026/27 £2,185.56 per annum
The annual Council Tax charge has been supplied in good faith and is for the period 2026/27. 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.
Parking: No Parking Available



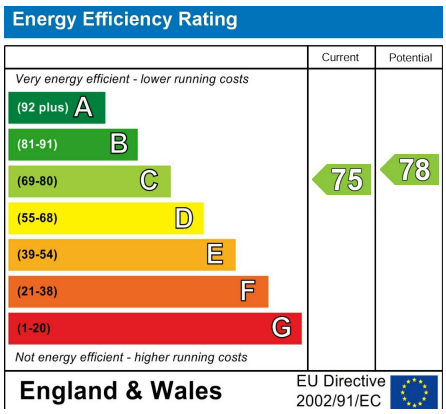





Total floor area 43.1 sq.m. (463 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox




QUILLIAM
Since 1999

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