



QUILLIAM

Great West Road
Brentford

- Top Floor Flat
- No Onward Chain
- Residents Garden
- Underground Parking
- Easy Access to M4/A4
- Nearby Park

- Close to Brentford Station
- Long Lease
- Council Tax Band - C
- Energy Performance Certificate - C

£250,000

Leasehold





Property Description

This delightful one-bedroom flat, listed for sale, is in good condition and offers an abundance of unique features. Situated in a location with excellent public transport links, green spaces, and nearby parks, it's an ideal purchase for first-time buyers.

The flat boasts a private feel, as you share no walls with any neighbours. It also boasts a reception room awash with natural light, thanks to large windows that offer a peaceful view of the resident's garden. The room is a perfect spot for relaxation or hosting guests. The property also presents a well-sized kitchen, equipped with a kitchen island and a dedicated breakfast area. The abundance of natural light in the kitchen makes it an inviting space to cook and dine.

Moving further into the flat, you'll find a comfortable double bedroom with built-in wardrobes, offering ample storage space. The property also includes a modern bathroom with practical features such as a heated towel rail.

The property is rated 'C' for energy performance and falls under the 'C' council tax band. One of the most attractive aspects of this flat is the wealth of unique features it offers. There is an exclusive parking space for residents, a gym within the building for fitness enthusiasts, and a beautifully maintained garden, providing a tranquil outdoor space to unwind.

In summary, this property is a fantastic opportunity for first-time buyers to own a home that offers a harmonious blend of comfort, convenience, and unique amenities.

Accommodation

Hall

Kitchen
9'4" x 7'4"

Reception Room
9'6" x 12'11"

Bedroom
11'2" x 10'11"

Bathroom
7'2" x 6'7"

Additional Information:

Tenure: Leasehold

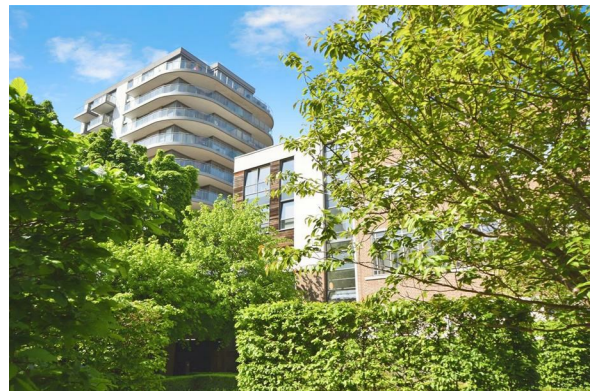
Years Remaining: 958 years

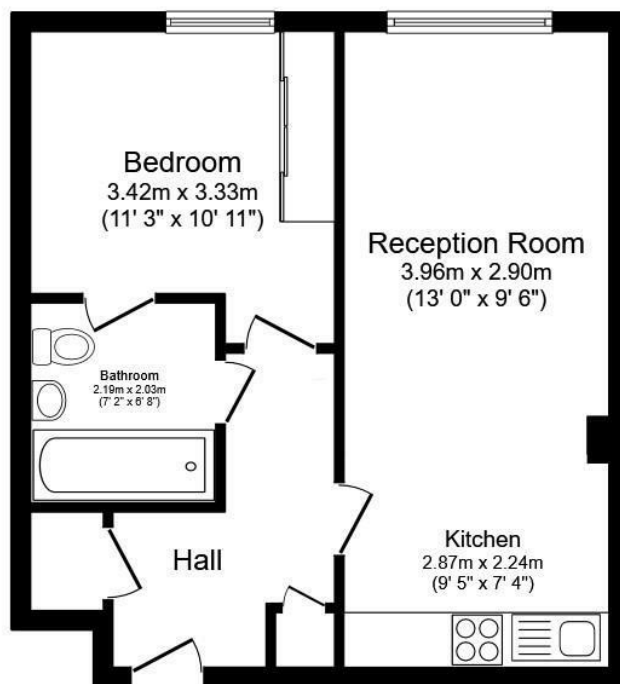
Service Charge: £4,363.54 pA

Ground Rent: £595.84

Council Tax Band - C

Energy Performance Certificate - C





Floor Plan
Floor area 43.5 sq.m. (468 sq.ft.)

Total floor area: 43.5 sq.m. (468 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

Property Information

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

Leasehold

Term of Lease: 156 years from 29 June 2007 (approximately 140 years remaining)

Service Charge £4,363.54 per annum

Building Insurance incl. for 2024/25

Ground Rent £595.84 for 2024/25 per annum

London Borough of Hounslow Council Tax Band: C

Council Tax Payable for 2025/26 £1,854.06 per annum

EPC - C

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.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 79 |
| (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