



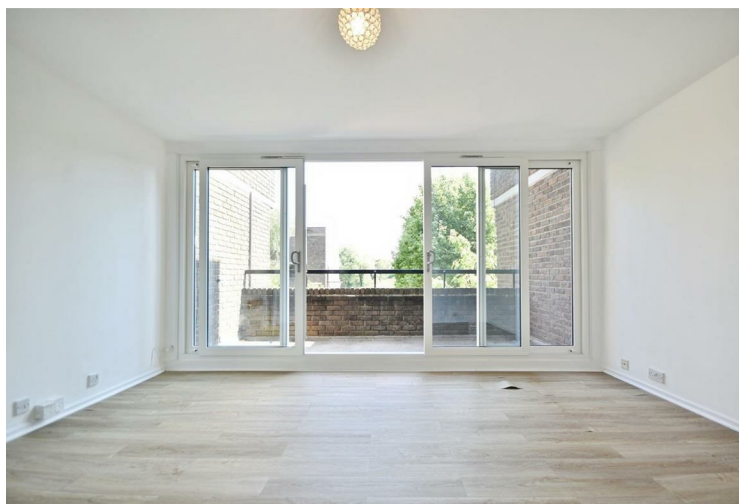
QUILLIAM

Justin Close
Brentford

- Being Sold via Secure Auction
- Gated Riverside Walks
- Balcony & Water Views
- Generous Internal & External Storage
- Two Double Bedrooms
- Immediate 'exchange of contracts' available
- Large Kitchen Diner
- Light Family Bathroom
- Large Reception Room
- 24/7 Security and Residents Parking

£315,000

Leasehold





Property Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £315,000

Spacious, newly decorated two bed apartment with bright reception, private balcony and water views. Facing landscaped courtyards and set between the river and canal with access to gardens and walkways. Brentford Dock offers both 24/7 security and amenities. Close to the regenerated High Street and transport links, with residents parking.

Disclaimer

Information provided is for general guidance only, please verify independently.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

Accommodation

Hall

Reception Room

14'6" x 12'4"

Kitchen

17'4" x 8'1"

Bedroom One

16'2" x 10'4"

Bedroom Two

16'2" x 8'5"

Bathroom

7'1" x 5'5"

Balcony

External Storage

(Enough for secure bike storage)

Parking

Residents Permit Parking



Property Information

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

Tenure: Leasehold

Term of Lease: 999 years from 25/03/1978 (approximately 951 years remaining)

Service Charge £5,776 per annum, reviewed annually by the Management Company (includes heating of hot water and central heating)

Ground Rent £0 per annum

EPC (Energy Performance Certificate) Rating: C

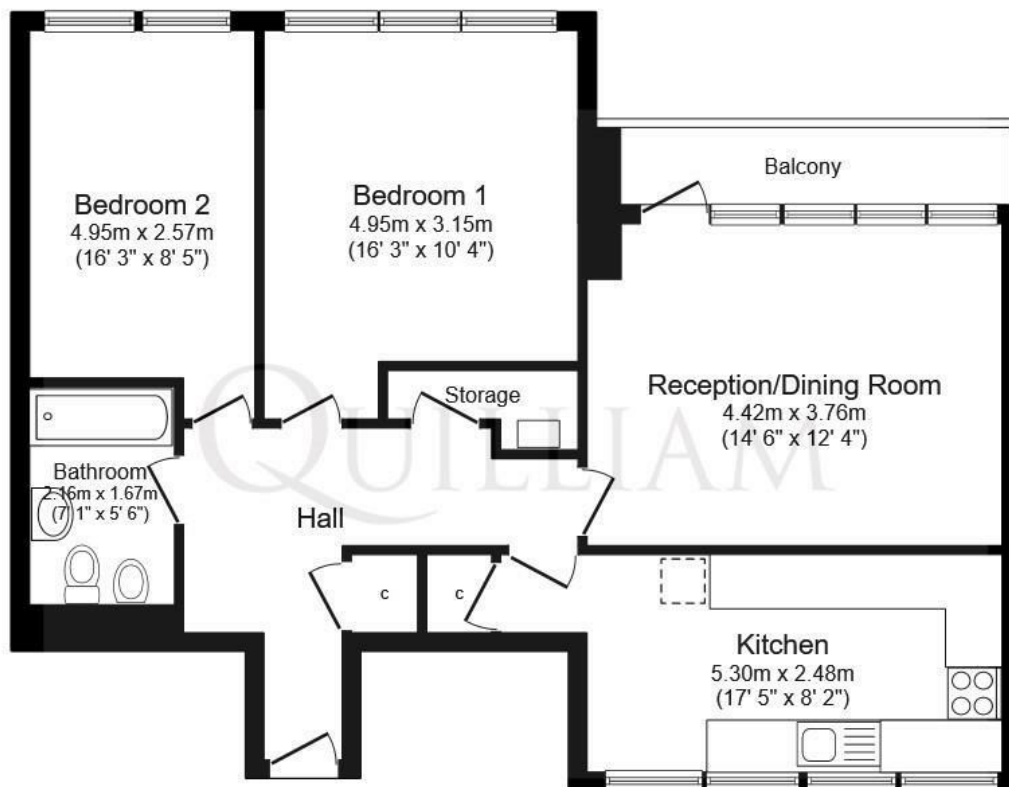
London Borough of Hounslow Council Tax Band: E

Council Tax Payable for 2026/27 £2,676.47 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: Residents Parking Permits available free of charge





Floor Plan

Floor area 79.6 sq.m. (857 sq.ft.)

TOTAL: 79.6 sq.m. (857 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	73
EU Directive 2002/91/EC		



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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