

QUILLIAM

# Mafeking Avenue
# Brentford

- Period Property
- Desirable Mafeking Avenue
- Kitchen/Dining Room
- Reception Room
- Private Balcony
- Bathroom and En-Suite WC
- Two Double Bedrooms
- Loft Space with Potential to Convert
- Charming Road
- No Onward Chain

**£410,000**

**Share of Freehold**













# Property Description

Mafeking Avenue is a sought after road in Brentford comprising mainly one bedroom conversion flats.

We are delighted to offer a first (top) floor two double bedroom self contained period maisonette with the additional benefit of a loft and possible rear extension which, subject to Planning Approval, offers potential for future living space.

Tucked away in a corner of Mafeking Avenue the property has access rights through an attractive front garden area, with its own entrance and private stairs leading to the first floor landing for footwear and coats, and a door leading to a private balcony overlooking the rear.

The main accommodation comprises a spacious kitchen with space for a dining area. The reception room has twin windows and a useful built in cupboard. Bedroom one has twin windows, a feature fireplace and a built in wardrobe whilst bedroom two has a useful en-suite WC and wash hand basin. The main bathroom has a bath with shower over and a window.

The property is light and bright, has high ceilings and no onward chain.

Well located with both Brentford High Street and Brentford Main Line Station just ten minutes walk. Bus routes offer various destinations and connections to the London Underground system. This established residential area offers some well liked local pubs and eateries whilst the High Street offers even more. St Paul's Recreation Ground, Waterman's Park and the River Thames are all just a few minutes walk and offer lovely places to relax and unwind.

Disclaimer: Information is for guidance only and should be verified. Fixtures, fittings and services are untested, measurements approximate, and photos illustrative only. 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**

**Landing**

**Kitchen/Dining Room**
11'8" x 9'9"

**Reception Room**
14'7" x 9'10"

**Bedroom One**
11'9" x 11'8"

**Bathroom**

**Bedroom Two**
13'6" x 6'4"

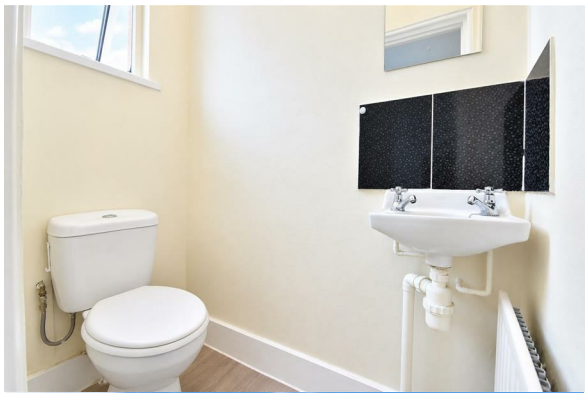
**En-Suite (w/c)**

**Balcony**

**Parking**
Permit Parking, On Street



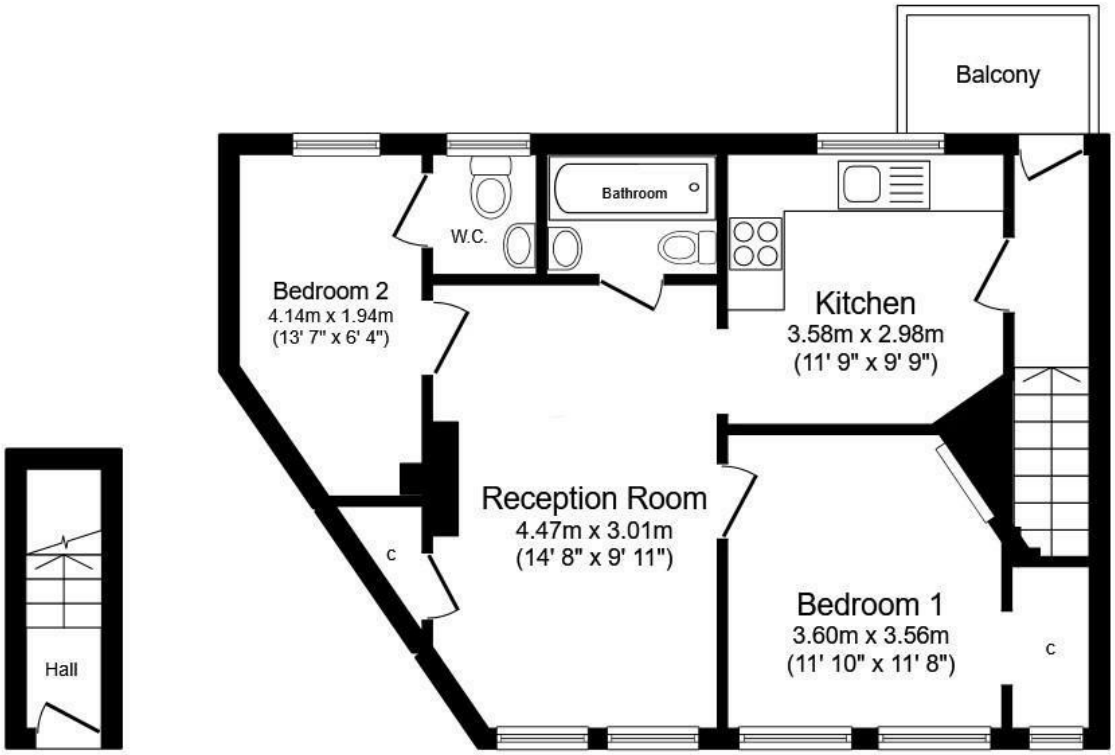




# Property Information

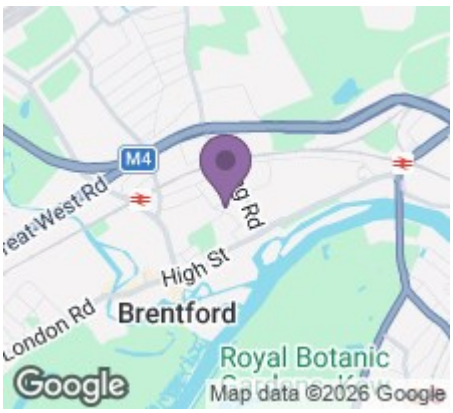
We have been informed by our Vendor of the following information:
Tenure Share of Freehold
Term of Lease: 999 from the 29th February 2024 years from (approximately 996 years remaining)
Any repairs/maintenance agreed between the two properties and annual Building Insurance.
No Ground Rent
London Borough of Hounslow Council Tax Band: C
Council Tax Payable for 2026/27 £1,946.51 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.
Parking is permit parking purchased through London Borough of Hounslow.

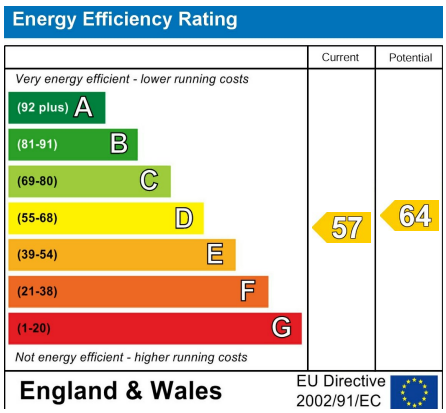





Total floor area: 51.2 sq.m. (552 sq.ft.)

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




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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