QUILLIAM

Augustus Close
Brentford

- Three Bedroom Maisonette
- Private Balcony
- Sold with No Onward Chain
- Double Reception/Dining Room
- Permit Parking
- Large Windows
- Long Lease and No Ground Rent
- Close to Brentford High Street
- Riverside Developement
- 24 Hour Security

£425,000

Leasehold - Share of Freehold

Property Description

Quilliam are excited to show this well-presented three double bedroom apartment, offered to the market with no onward chain, ideally positioned within the highly sought-after Brentford Dock waterside development.

The property offers bright and spacious accommodation throughout, comprising an entrance hall, a fitted kitchen/dining room, and a generous reception room with direct access to a private balcony, perfect for enjoying the peaceful surroundings.

All three bedrooms are well-proportioned doubles, each benefiting from large picture windows that flood the rooms with natural light and provide attractive views.

The family bathroom is fitted with a classic white suite, including a bath with shower over, WC, and wash hand basin.

Residents have the option (subject to a separate fee) to access Syon Park via a private gated entrance, seconds away from the property, adding further appeal to this unique setting.

Brentford Dock is renowned for its strong sense of community and beautifully maintained landscaped grounds, leading directly to both the River Thames and the Grand Union Canal. Additional amenities include a residents' picnic and barbecue area, along with a marina offering leisure moorings (subject to availability).

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.

Accommodation

Reception Room
16'7" x 10'2"

Dining Room
11'11" x 8'6"

Kitchen
11'1" x 8'6"

Bedroom One
16'11" x 8'5"

Bedroom Two
11'11" x 10'7"

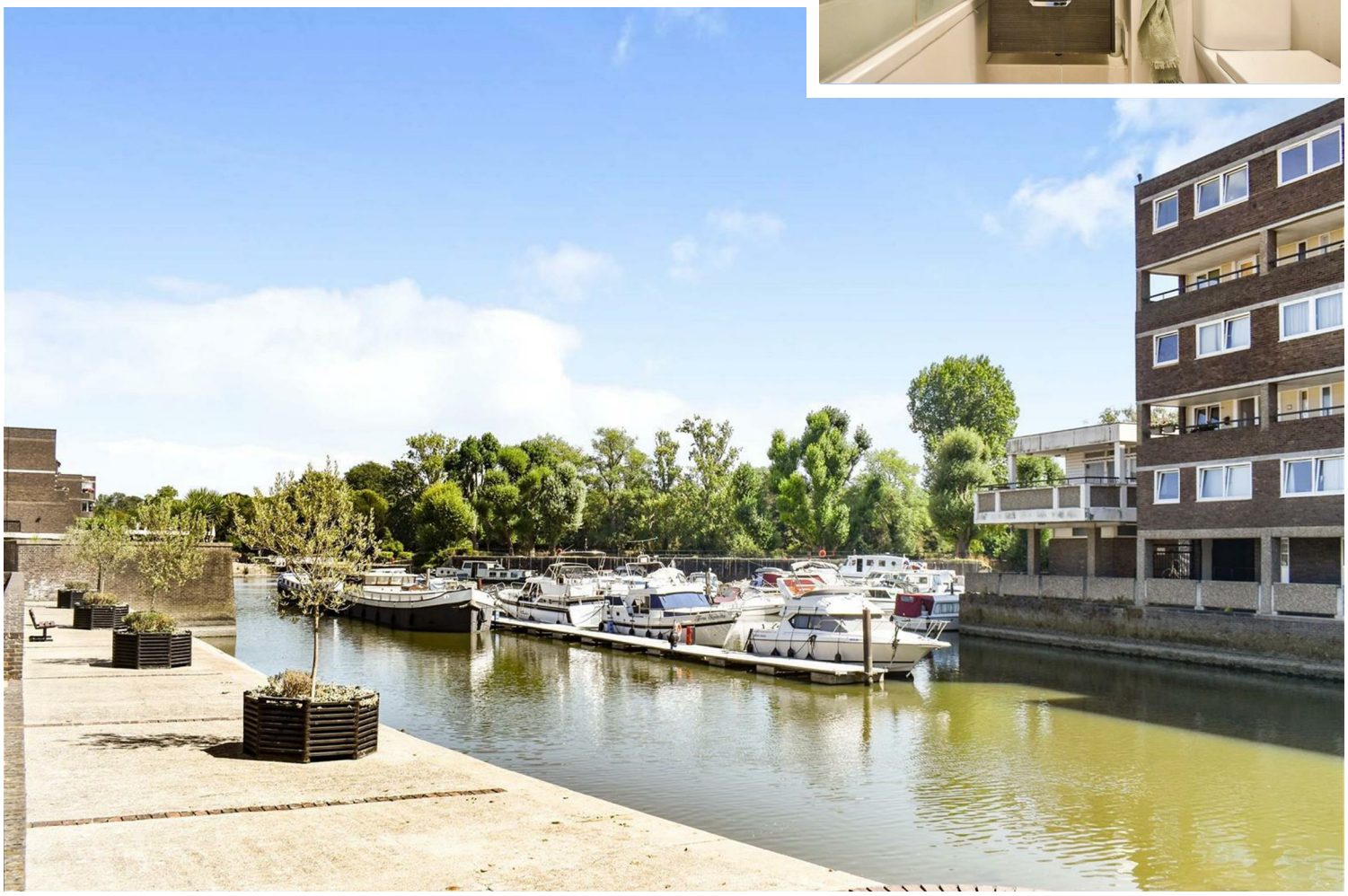
Bedroom Three
11'6" x 6'8"

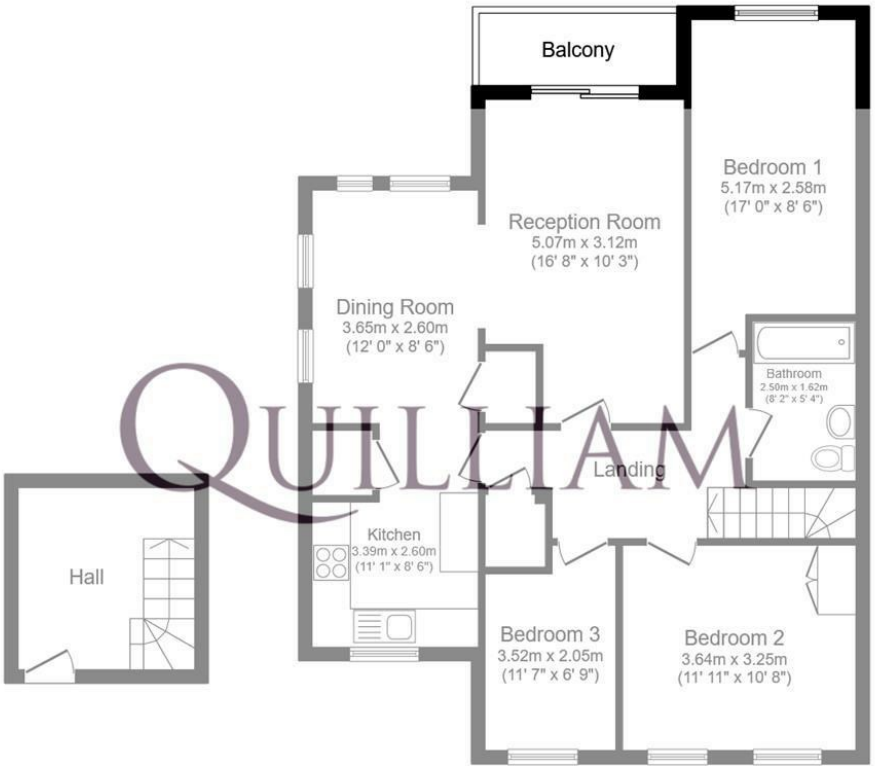
Bathroom
8'2" x 5'3"

Balcony

Property Information

We have been informed by our Vendor of the following information:
Tenure: Leasehold
Term of Lease: 159 years from 29/06/2007 (approximately 140 years remaining)
Service Charge £7,064 per annum, reviewed annually by the Management Company
Ground Rent £0 per annum
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: Garage - 96





Ground Floor

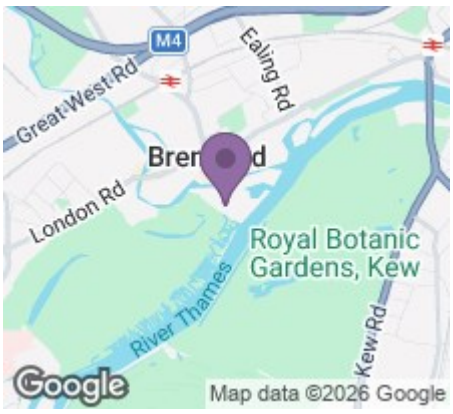
Floor area 7.9 m² (85 sq.ft.)

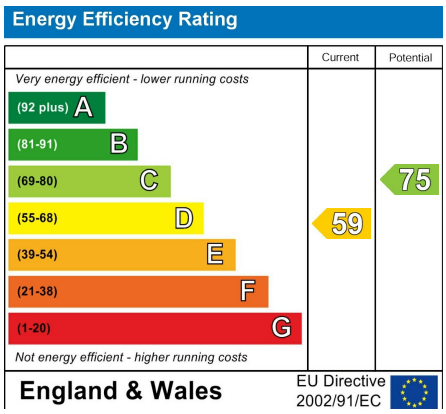
First Floor

Floor area 85.4 m² (920 sq.ft.)

TOTAL: 93.3 m² (1,004 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