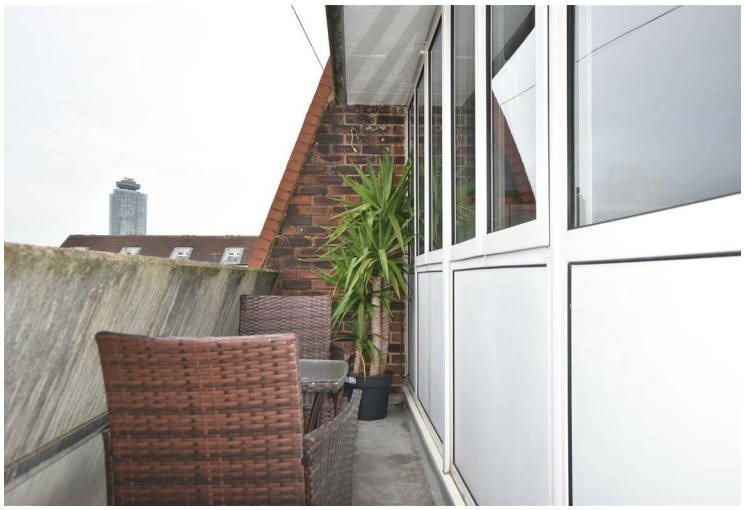
QUILLIAM

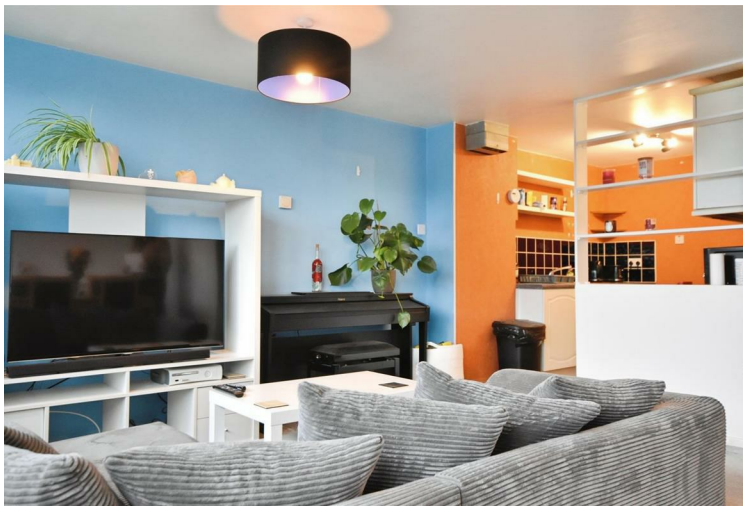
Distillery Walk
Brentford

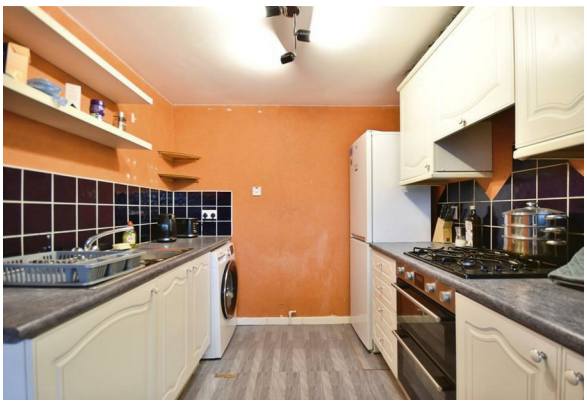
- Two Double Bedrooms
- Reception Room
- Kitchen
- Separate Bathroom & WC
- Private Balcony
- Additional Storage Cupboards
- Parking
- Transportation Links
- Local Amenities
- Council Tax Band C

£350,000

Leasehold







Property Description

Quilliam are pleased to present this well-proportioned two double bedroom which provides modern, comfortable living over three bright and well-planned floors.

This property presents a fantastic opportunity for a purchaser to upgrade and personalise it into a wonderful home.

Arranged over three floors, the flat features a large reception room and a spacious kitchen, two bright double bedrooms, and ample storage throughout. Both bedrooms enjoy good natural light and built-in storage. The property also offers a separate bathroom and WC.

Additional highlights include a private balcony, ideal for enjoying a morning coffee and fresh air, as well as Watermans Park directly across the road and easy access to the scenic Thames Path.

Ideally located just a short walk from Brentford High Street, offering a wide range of local amenities and excellent transport links. The property benefits from numerous bus routes and is within easy walking distance of Brentford Station, providing direct connections into Central London. As well as bus routes serving Chiswick, Ealing, and Isleworth. Permit Parking is available and can be obtained through Hounslow Council.

Accommodation

Reception Room
16'8" x 14'7"

Kitchen
8'8" x 8'0"

Balcony
16'10" x 2'11"

Bedroom 1
8'2" x 13'9"

Bedroom 2
8'7" x 13'1"

WC
2'5" x 4'8"

Bathroom
4'11" x 5'5"

Property Information

We have been informed by our Vendor of the following information:
Tenure: Leasehold
Term of Lease: 125 years from 01/09/2000 (approximately 99 years remaining)
Service Charge approximately £1,200 per annum, reviewed annually by the Management Company
Ground Rent £10 per annum
Building Insurance £500
London Borough of Hounslow Council Tax Band: C
Council Tax Payable for 2025/26 £1,854.06 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: Permit Parking can be obtained through Hounslow Council

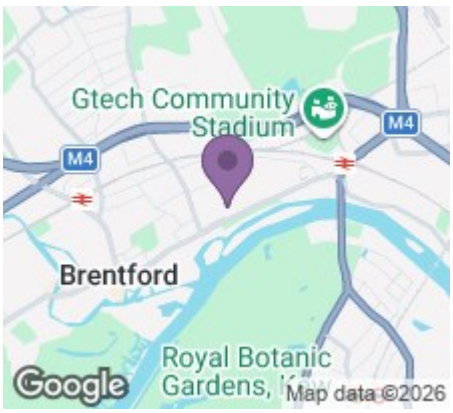
First Floor
Floor area 8.4 sq.m. (91 sq.ft.)

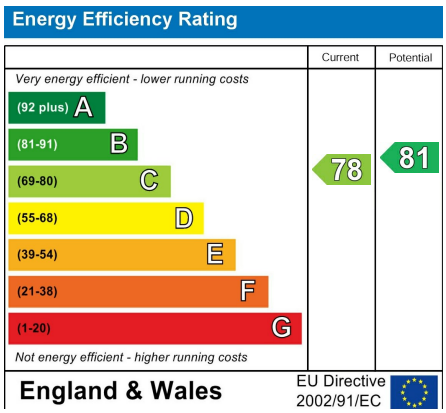
Second Floor
Floor area 36.7 sq.m. (396 sq.ft.)

Third Floor
Floor area 36.7 sq.m. (395 sq.ft.)

Total floor area: 81.9 sq.m. (882 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