



QUILLIAM

Augustus Close
Brentford

- Large One Double Bedroom
- Previously Two Bedrooms
- Spacious Reception Room
- Private Balcony
- Kitchen
- Hall with Storage
- Bathroom
- Allocated Parking Space
- Close To High Street
- 24 Hour Security

£399,950

**Leasehold -
Share of
Freehold**





Property Description

A spacious, light and airy one bedroom top floor purpose built apartment, previously two bedrooms and second bedroom been opened to provide a spacious reception room with full height sliding doors onto a private balcony. The property is well presented and arranged over two floors. An entrance hall with ample storage and stairs leading to a well appointed reception room, kitchen/dining area, double bedroom and bathroom. The balcony looks over Syon Park's water meadow and from the kitchen are views over mature landscaped community gardens.

The property is being sold with an allocated parking space

Brentford Dock is well located on the banks of the River Thames, River Brent and Grand Union Canal with beautiful communal grounds and a boat marina with leisure moorings available to rent. Further benefits include a residents' picnic area, club house, onsite management office, 24 hour security and a convenience store. There is also private access to Syon Park with a separately charged for pass.

The historic Dock is situated close to Brentford High Street which is currently undergoing redevelopment on the South side to provide an exciting new town centre to include new supermarket, bars and restaurants, a boutique cinema with pedestrian lanes leading down to riverbank and canal walks.

Brentford mainline station is within walking distance with trains to Waterloo, local bus routes and easy access to the A4/M4

Accommodation

Entrance Hall

Bathroom

Reception Room

20'0" x 16'0"

Kitchen / Dining Room

15'5" x 7'10"

Bedroom

11'9" x 10'9"



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 952 years remaining)

Service Charge £5,720.00 per annum, reviewed annually by the Management Company

Ground Rent £0 per annum

London Borough of Hounslow Council Tax Band: D

Council Tax Payable for 2025/26 £2,085.82 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: Allocated parking space number 59 included



Otho Court

Approximate Gross Internal Area = 76.8 sq m / 827 sq ft

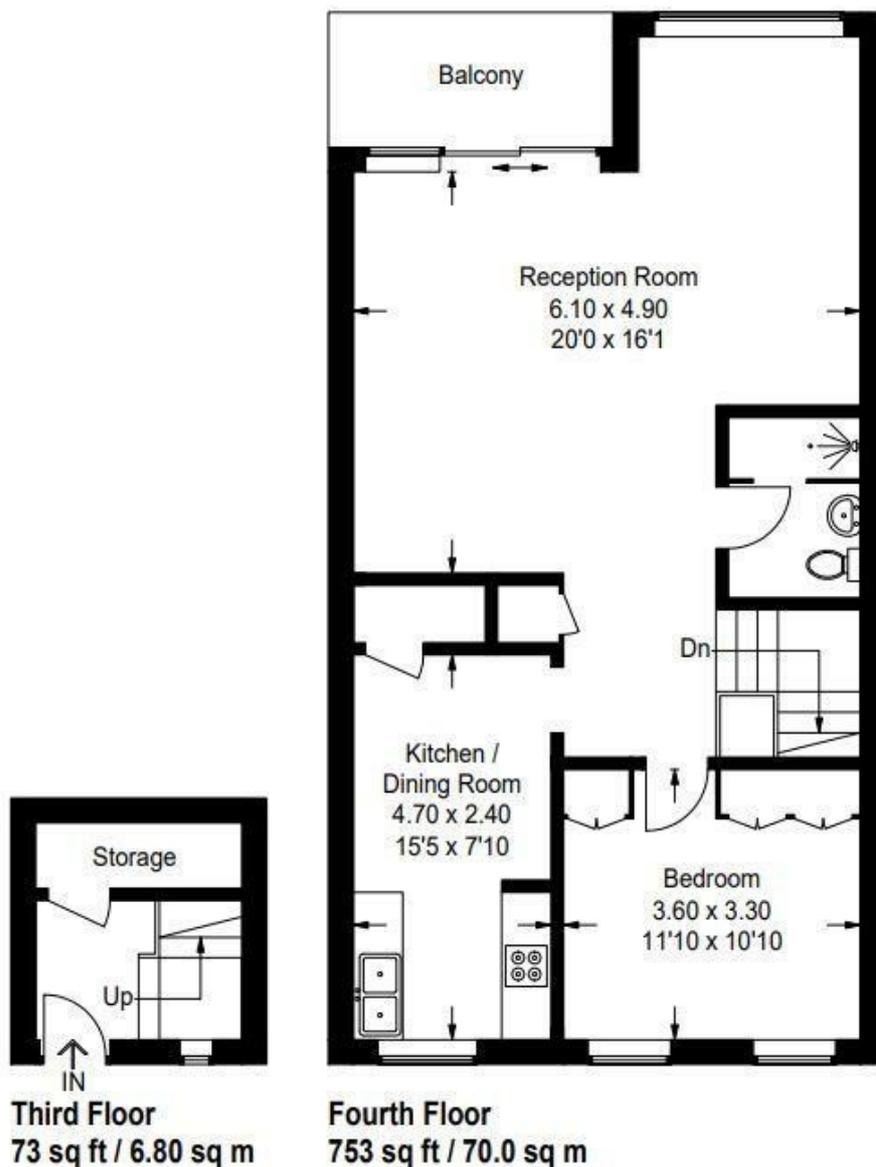


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © (ID969546)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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