



# QUILLIAM

Brambles Close  
Isleworth

- First Floor Maisonette
- Two Bedrooms
- Bright Reception Room
- Modern Kitchen
- Bathroom with Window
- Rear Garden
- Garage
- Gas Central Heating
- Close to Amenities
- Close to Syon Lane Station

**£400,000**







## Property Description

Located just a short walk from Syon Lane main line station, this well-presented ground floor maisonette offers a fantastic opportunity for buyers seeking comfort, convenience, and excellent transport links. With direct services to London Waterloo in approximately 35 minutes, this home is ideal for commuters and city lovers alike.

The property features two bedrooms with fitted wardrobes, a bright and inviting reception room with picture windows, a modern kitchen with space for dining, and a well-appointed bathroom with shower. Additional highlights include a spacious rear garden perfect for relaxing or entertaining, a private garage, and a generous loft area providing valuable storage space.

Surrounded by green spaces, the home is just a short distance from the scenic Syon Park and Osterley Park, both known for their historic houses and beautiful gardens. The River Thames is also within walking distance, along with the renowned London Apprentice pub, offering riverside charm in Old Isleworth.

With local bus routes nearby and easy access to the A4/M4, this property combines peaceful living with superb connectivity. A wonderful opportunity not to be missed.





Entrance with Stairs to First Floor

Landing with all Rooms Off

Reception Room

Kitchen/Dining Room

Bedroom One

Bedroom Two

Bathroom

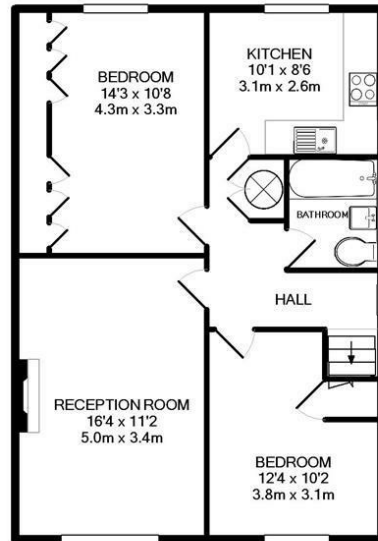
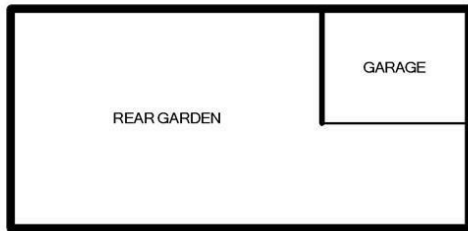
Loft Space

Garden

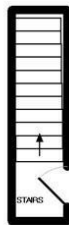
Garage







1ST FLOOR  
APPROX. FLOOR  
AREA 654 SQ. FT.  
(60.7 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 378 SQ. FT.  
(35.1 SQ.M.)



BRAMBLES CLOSE  
TOTAL APPROX. FLOOR AREA 1031 SQ. FT. (95.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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

Term of Lease: 200 years from 25 December 1958 (approximately 133 years remaining)

Service Charge £0 per annum

Building Insurance £408.53 for 2024/25

Ground Rent £50 for 2024/25 per annum

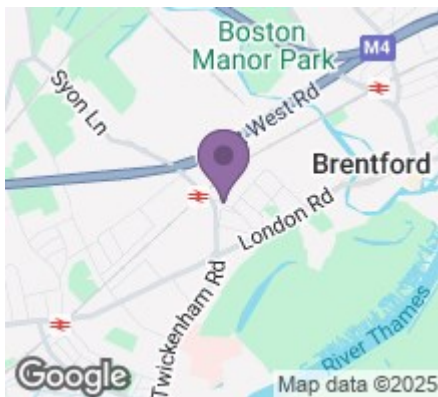
London Borough of Hounslow Council Tax Band: C

Council Tax Payable for 2025/26 £1,854.06 per annum

EPC - C

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 on the road with a permit required. Free no restriction parking on nearby roads.



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	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