



QUILLIAM

Justin Close
Brentford Dock

- Brentford Dock Marina
- Balcony Overlooking Water
- Two Double Bedrooms
- Private Covered Parking Space
- Reception Room
- Kitchen

- Bathroom
- Communal Heating and Hot Water
- No Onward Chain
- Quick Sale

£450,000





Property Description

Arguably, the finest spot in the whole of The Brentford Dock Marina Development, this top-floor two bedroom waterside flat is located above the original railway arches built in the 1800's and designed by Brunel.

The property boasts enviable views of The River Thames, Brunel's Tidal Lock, Brentford Dock Marina Basin and Kew Gardens beyond which is a World Heritage Site.

The light bright reception room enjoys bi-folding doors leading to a south facing balcony with breath taking views. The kitchen has large picture windows, modern units and accommodates a full range of appliances.

The two double bedrooms both benefit from waterside views and a south facing aspect and the bathroom has a modern white suite.

Brentford Dock Marina is a vibrant community and unique place to live, surrounded by the River Thames, River Brent and The Grand Union Canal along with a boat marina where leisure moorings may be rented (subject to availability) and beautiful communal gardens.

Further benefits in this highly sought-after location include on-site management office, 24hr security, a well stocked grocery store and communal heating and hot water.

A private under-cover parking space is also included with the purchase of the property.

Priced for a quick sale!!



ACCOMMODATION

Entrance Hall

Reception
13'10 x 12'11

Terrace
With south facing direct water views

Bedroom One
15'10 x 8'5

Bedroom Two
15'3 x 9'5

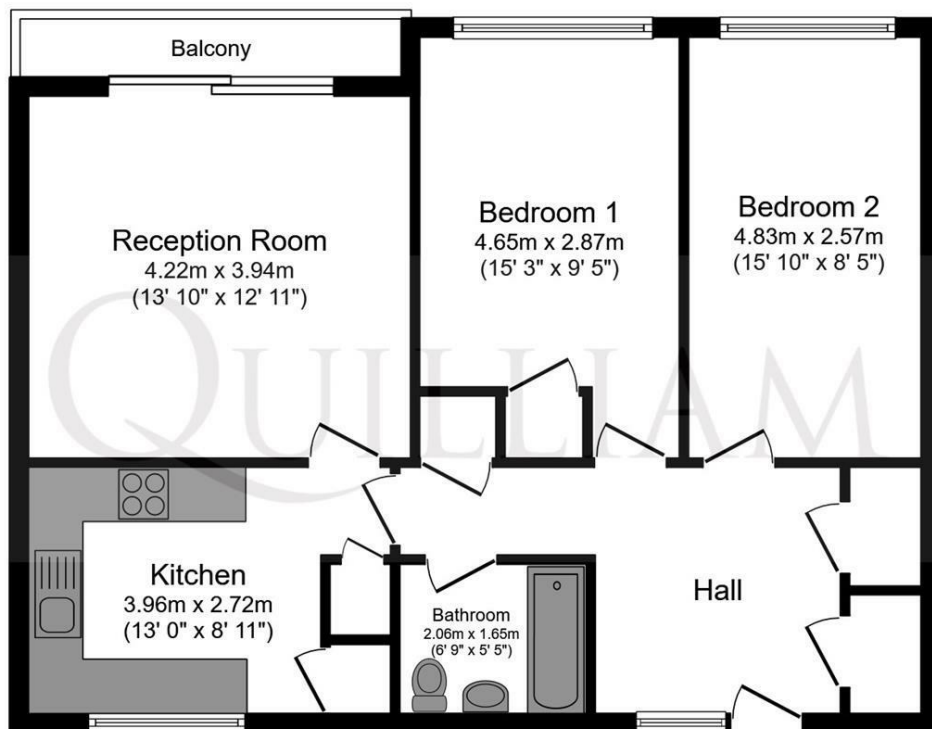
Kitchen
13 x 8'11

Bathroom
6'9 x 5'5

PARKING

Allocated covered parking space





Floor Plan

Floor area 70.8 sq.m. (763 sq.ft.) approx

Total floor area 70.8 sq.m. (763 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Property Information

Lease term: 952 years remaining

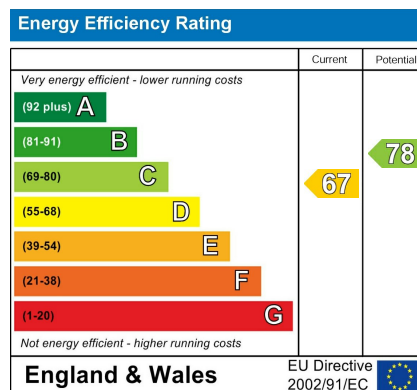
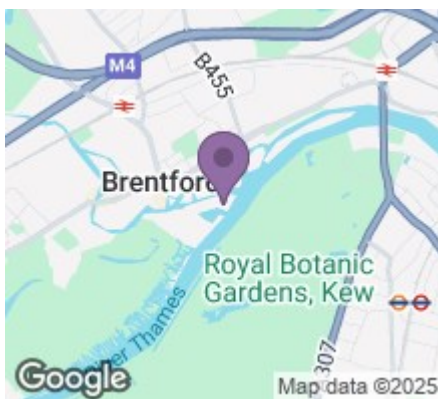
Ground rent: Peppercorn

Service charge: £6,172pa

Council Tax Band D, London Borough of Hounslow

Amount payable for 2025 £2,085.82

The annual Council Tax charge has been supplied in good faith and is for the period 2025/2025. 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.



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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