

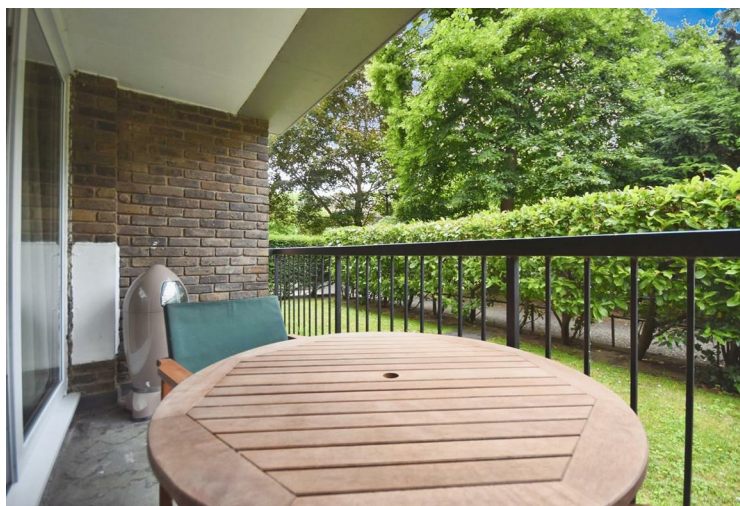


# QUILLIAM

Justin Close  
Brentford

- No Onward Chain
- Two Double Bedrooms
- Ground Floor
- Open Plan Reception/Kitchen
- Family Bathroom
- Allocated Parking
- Separate Storage Unit
- Private Terrace/Patio
- 24/7 On Site Security
- Hot Water and Heating Included

**£425,000**





## Property Description

Nestled within the highly sought-after Brentford Dock development and offered to the market with no onward chain, this delightful two double bedroom ground-floor apartment combines generous living space with the ease and comfort of a well-established riverside community.

The property features two spacious double bedrooms, a well-appointed bathroom, and a bright open-plan reception room that flows effortlessly into a modern fitted kitchen, an ideal layout for both everyday living and entertaining.

A standout highlight is the private patio terrace, providing a peaceful outdoor retreat perfect for morning coffee, al fresco dining, or simply unwinding in the fresh air.

Residents of Brentford Dock enjoy a strong sense of community and an impressive range of on-site amenities, including a boat marina, 24-hour security, on-site management office, convenience store, and beautifully maintained waterside communal gardens. Brentford High Street is just a short stroll away, offering shops, cafés, restaurants, and excellent transport links.

The property further benefits from an allocated parking space, an external storage cupboard, and a share of the freehold within this desirable development.

### 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.

Entrance Hall

Reception/Kitchen

Bedroom One

Bedroom Two

Family Bathroom

Private Patio

ALLOCATED PARKING SPACE

EXTERNAL STORAGE CUPBOARD





**Floor Plan**  
Floor area 73.1 sq.m. (787 sq.ft.)

Total floor area: 73.1 sq.m. (787 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](http://www.Propertybox.io)

## Property Information

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

Tenure: Leasehold/Share of Freehold

Term of Lease: 999 years from 25/03/1978 (approximately 951 years remaining)

Service Charge £6,016 per annum, reviewed annually by the Management Company

Ground Rent £0 (Peppercorn) per annum

London Borough of Hounslow Council Tax Band: D

Council Tax Payable for 2026/27 £2,189.83 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: Allocated Parking Space

External Storage Cupboard



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	70
(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