



QUILLIAM

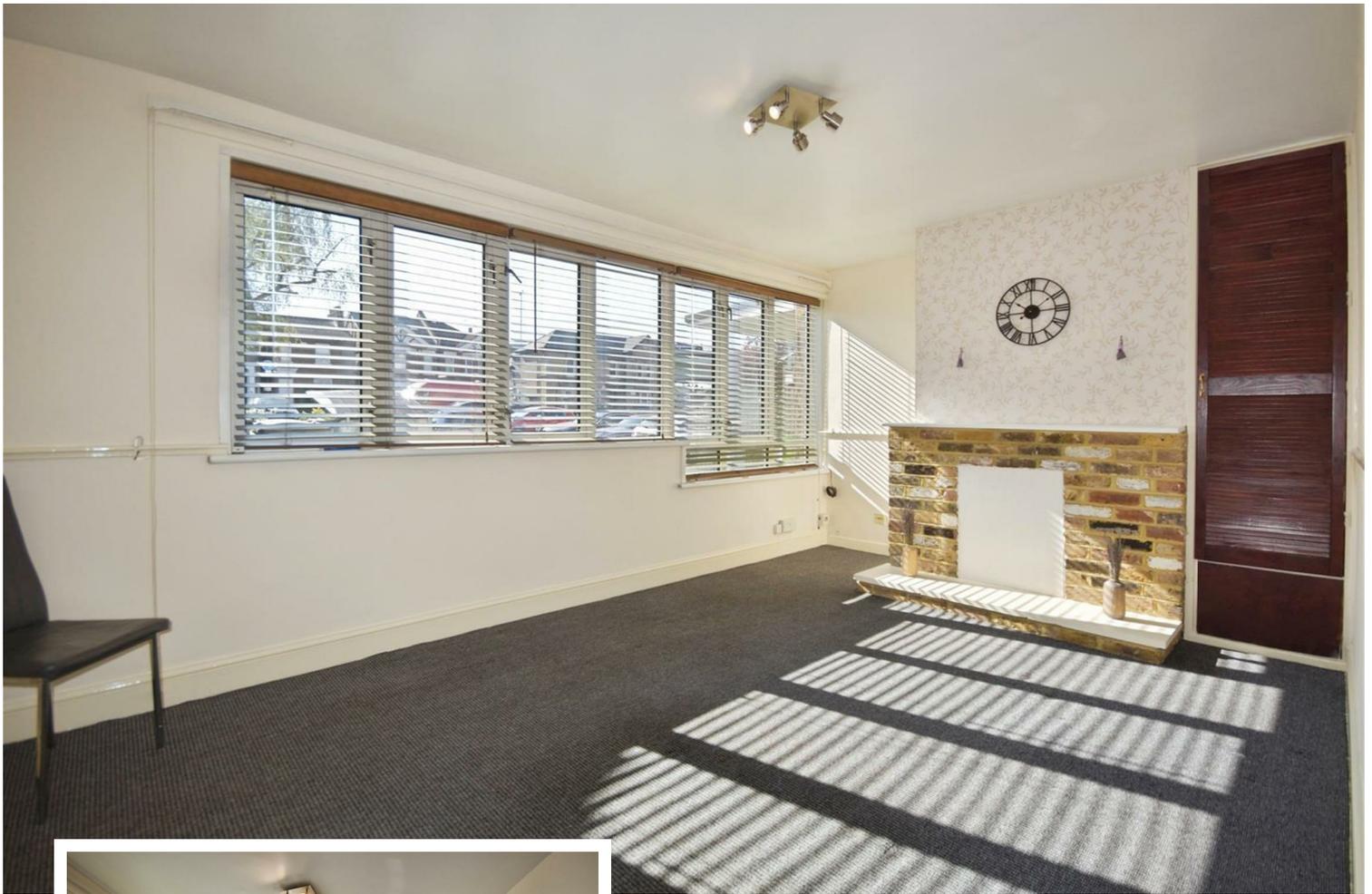
Burden Close Brentford

- Two Bedroom Maisonette
- Residential Parking
- Low Service Charge
- Communal Gardens
- Easy Access to A4/M4
- No Onward Chain
- External Storage Shed
- Circa 8 Minute Walk to Brentford Station
- Council Tax Band - C
- Energy Performance Certificate - D

£300,000

Leasehold





Property Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £300,000

A well-presented two-bedroom maisonette offering two spacious double bedrooms, a family bathroom, a bright reception room with large windows, inviting ample natural light and a kitchen with space for dining. Additional benefits include a private storage shed, a communal garden and residential parking. This property combines comfort and practicality, making it a desirable and functional home.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.



Accommodation

Hall 8'2" x 6'3"

Reception Room
16'10" x 10'4"

Kitchen
12'11" x 10'6"

Bedroom One
16'10" x 10'7"

Bedroom Two
10'10" x 9'10"

Bathroom



Property Information

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

Tenure: Leasehold

Term of Lease: 125 years from 08/10/1999 (approximately 98 years remaining)

Service Charge £895.70 per annum, reviewed annually by the Management Company

Ground Rent £10 per annum

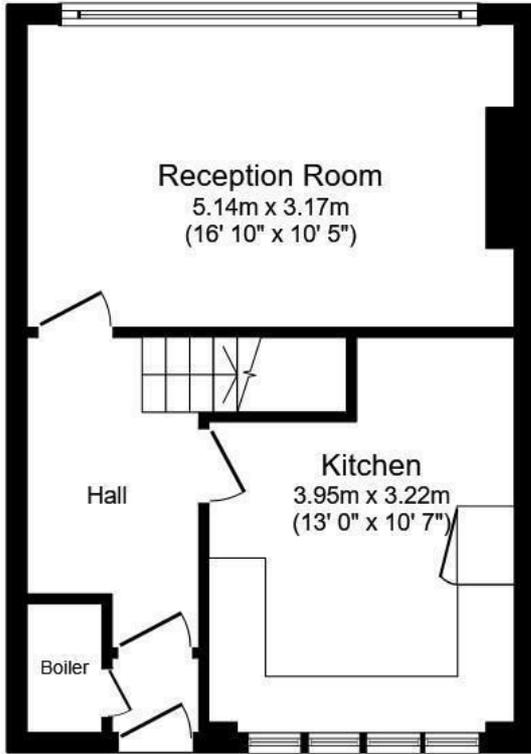
London Borough of Hounslow Council Tax Band: C

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.

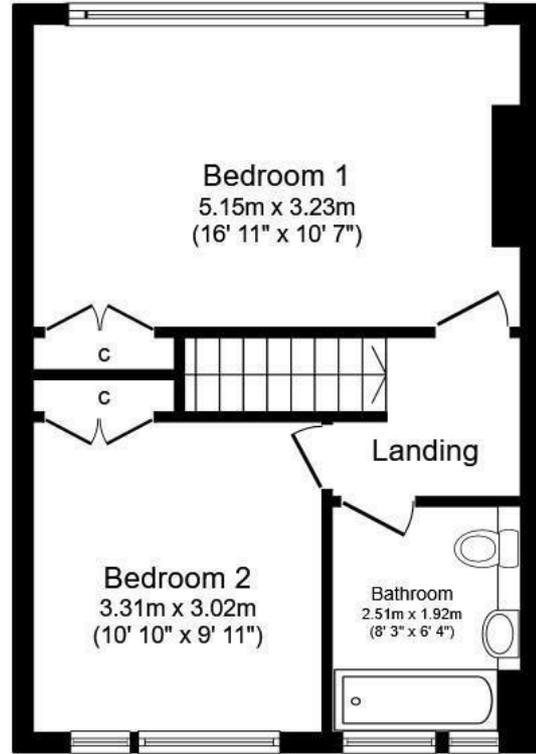
Parking: Off Street Residents Car Park





Ground Floor

Floor area 38.8 sq.m. (418 sq.ft.)



First Floor

Floor area 38.8 sq.m. (418 sq.ft.)

Total floor area: 77.7 sq.m. (836 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



206 High Street
Brentford
TW8 8AH

020 8847 4737
info@quilliam.co.uk
<https://www.quilliam.co.uk>

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