



QUILLIAM

Clayponds Lane
Brentford

- Top Floor Flat
- Incredible Views
- Communal Garden Access
- Utility Space
- EPC - C
- No Onward Chain
- Secure Underground Parking
- Great Condition
- Spacious Reception Room
- Council Tax Band - C

£290,000





Property Description

We're proud to present an immaculate top floor flat listed for sale, situated in the heart of a locality with excellent public transport links, green spaces, and walking routes. This property is an ideal opportunity for first-time buyers and investors alike.

The open-plan kitchen is a standout feature of this property, with plenty of natural light pouring in to illuminate the space. It is well-equipped with all necessary appliances and the open design provides a versatile space for cooking, dining, and socialising.

The reception room, spacious and well-lit, offers the perfect setting for relaxation or entertainment. The bedroom, offering comfort and tranquillity, is well-sized and welcoming. The bathroom, like the rest of the property, is finished to a high standard.

Additionally, this top floor flat benefits from lift access, making it conveniently accessible. The property provides access to a gym in Wallis House and a residents only garden, offering a lovely outdoor space for relaxation or social gatherings. This flat comes with a private underground parking bay, close to the lift for convenience.

The property has an EPC rating of C, and falls under the council tax band C. This flat, with its unique features and sought-after location, represents a fantastic investment opportunity. We recommend arranging a viewing at the earliest convenience to fully appreciate what this property has to offer.

This immaculate top-floor flat, ideal for first-time buyers and investors, features a spacious open-plan kitchen, one bedroom, and communal garden access, all in a sought-after location with excellent transport links and green spaces.

Entrance

Reception Room
19'3" x 15'9"

Bedroom
11'3" x 10'7"

Bathroom
9'5" x 7'2"

Utility Cupboard

Additional Information:

Tenure - Leasehold

Length of Lease - 140 years

Service Charge - £4,101.30 pA

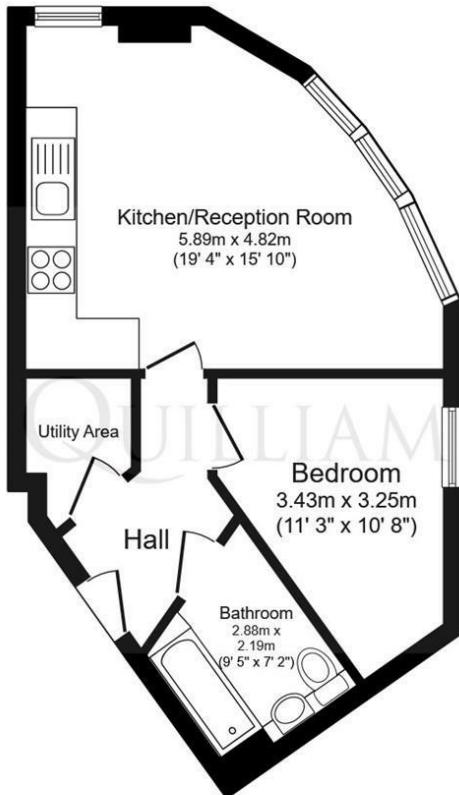
Ground Rent - £592.88 pA

Parking Space - M 18

EPC - C

Council Tax Band - C





Fifth Floor
Floor area 48.1 sq.m. (518 sq.ft.)

TOTAL: 48.1 sq.m. (518 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 given which they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is accepted for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Property Information

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

Leasehold

Term of Lease: 158 years from 29 June 2007 (approximately 141 years remaining)

Service Charge £4101.30 per annum

Building Insurance incl. for 2024/25

Ground Rent £592.88 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.



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