



QUILLIAM

Augustus Close
Brentford

- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'
- Cash Buyers
- Two Bedroom Flat
- Private Balcony
- Hot Water & Heating in Service Charge

- Riverside Development with 24hr Security
- (circa) 52 year Lease Remaining
- Energy Performance Certificate: C
- Council Tax Band: D

£270,000

Leasehold





Property Description

Quilliam are excited to present this two-bed flat in Brentford Dock featuring a spacious reception room with private balcony, a well-equipped wood-finish kitchen, combined bathroom/WC and two double bedrooms. Ideally located by the River Thames with easy access to Brentford High Street, mainline station, bus routes and the A4/M4. Service charge includes heating, hot water, 24-hr security and upkeep of private green spaces.

Leasehold: 52 years remaining

Cash Buyers ONLY



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

Kitchen

14'5" x 7'10"

Reception Room

15'8" x 10'9"

Bedroom One

11'9" x 9'10"

Bedroom Two

14'5" x 8'10"

Bathroom

9'3" x 4'11"

Balcony



Property Information

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

Tenure: Leasehold

Term of Lease: 100 years from 1977 (approximately 51 years remaining)

Service Charge £6,196.00 per annum, reviewed annually by the Management Company

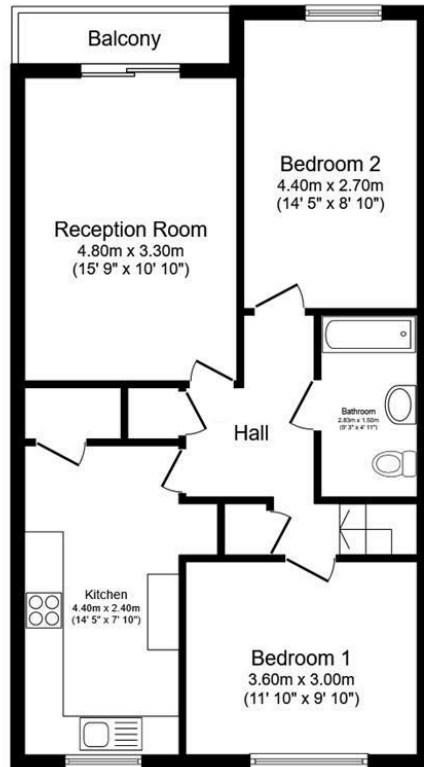
Ground Rent £10 per annum

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.





Floor Plan

Floor area 66.6 sq.m. (717 sq.ft.)

Total floor area: 66.6 sq.m. (717 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		74	76
(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