



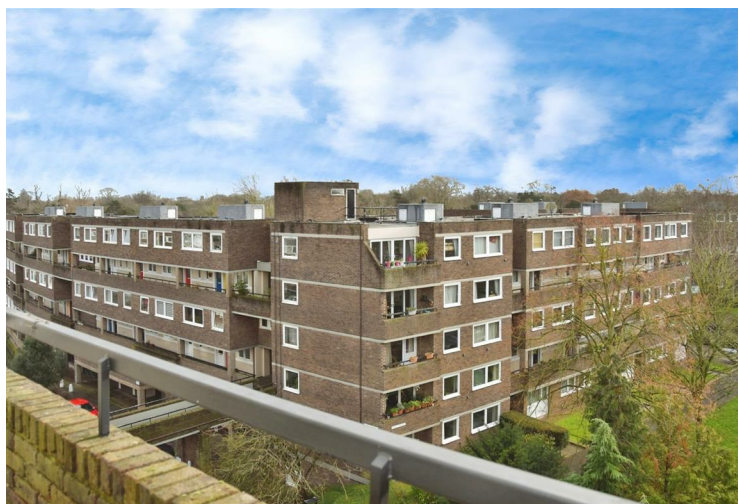
QUILLIAM

Romulus Court
Brentford

- Top Floor Maisonette
- Marina Views
- Two Double Bedrooms
- Reception Room with Balcony
- Modern Bathroom
- No Onward Chain
- South-Facing Balcony
- 952 years on the Lease
- On-site 24hr Security
- Hot Water and Heating Included with Service Charge

£425,000

Leasehold





Property Description

Quilliam are delighted to present this generously sized top-floor apartment with no onward chain, offering two well-proportioned double bedrooms in the popular Brentford Dock development.

Upon entering the property you are welcomed by a practical a storage cupboard located beneath the stairs, leading up to a central landing that provides access to all rooms.

The property boasts a bright and spacious reception room with direct access to a private balcony, a fitted kitchen, two light-filled double bedrooms, and a contemporary bathroom.

The development benefits from well-maintained communal grounds and a peaceful residential setting, with additional amenities available on site. Further advantages include secure parking via a private garage, ideal for both parking and extra storage.

Conveniently located close to local green spaces and riverside walks, the property also enjoys excellent transport links, with nearby rail and bus services providing easy access to Central London and surrounding areas. A variety of cafés, restaurants, and local shops can be found within walking distance, making this an ideal home for commuters and professionals alike.

Accommodation

Entrance

Landing

Reception
15'8" x 10'9"

Balcony

Kitchen
15'5" x 7'10"

Bedroom One
11'9" x 11'8"

Bedroom Two
15'5" x 12'5"

Bathroom
7'2" x 4'7"

Garage



Property Information

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

Tenure: Leasehold

Term of Lease: 999 years from 25/03/1978 (approximately 952 years remaining)

Service Charge £5,944 per annum, reviewed annually by the Management Company

Ground Rent £0 per annum

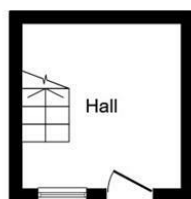
London Borough of Hounslow Council Tax Band: D

Council Tax Payable for 2025/26 £2,085.82 per annum

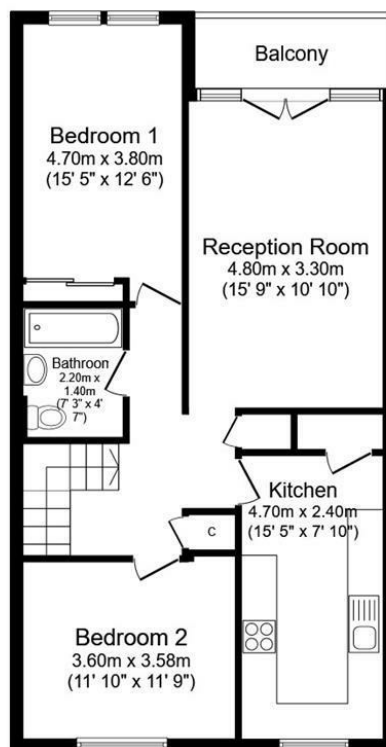
The annual Council Tax charge has been supplied in good faith and is for the period 2025/26. It will likely be reviewed and changed by the Local Authority the following year and could be subject to an increase after the end of March.

Parking: A private Garage is included in the property





Fourth Floor
Floor area 7.6 sq.m.
(81 sq.ft.)



Fifth Floor
Floor area 69.4 sq.m. (747 sq.ft.)

Total floor area: 76.9 sq.m. (828 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	73
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