



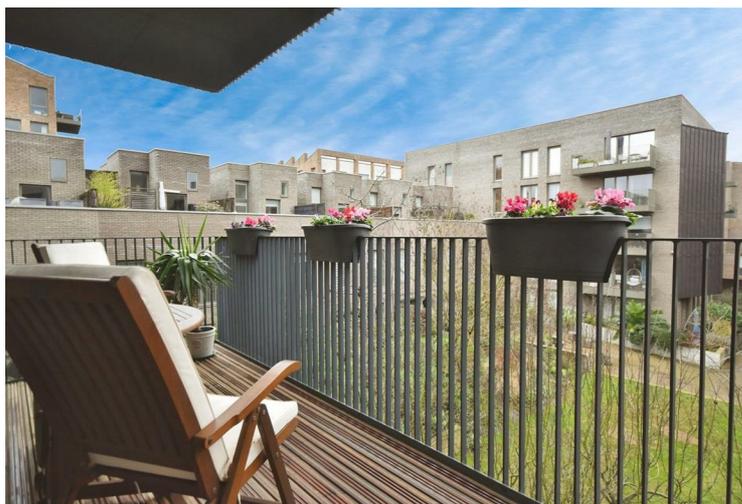
QUILLIAM

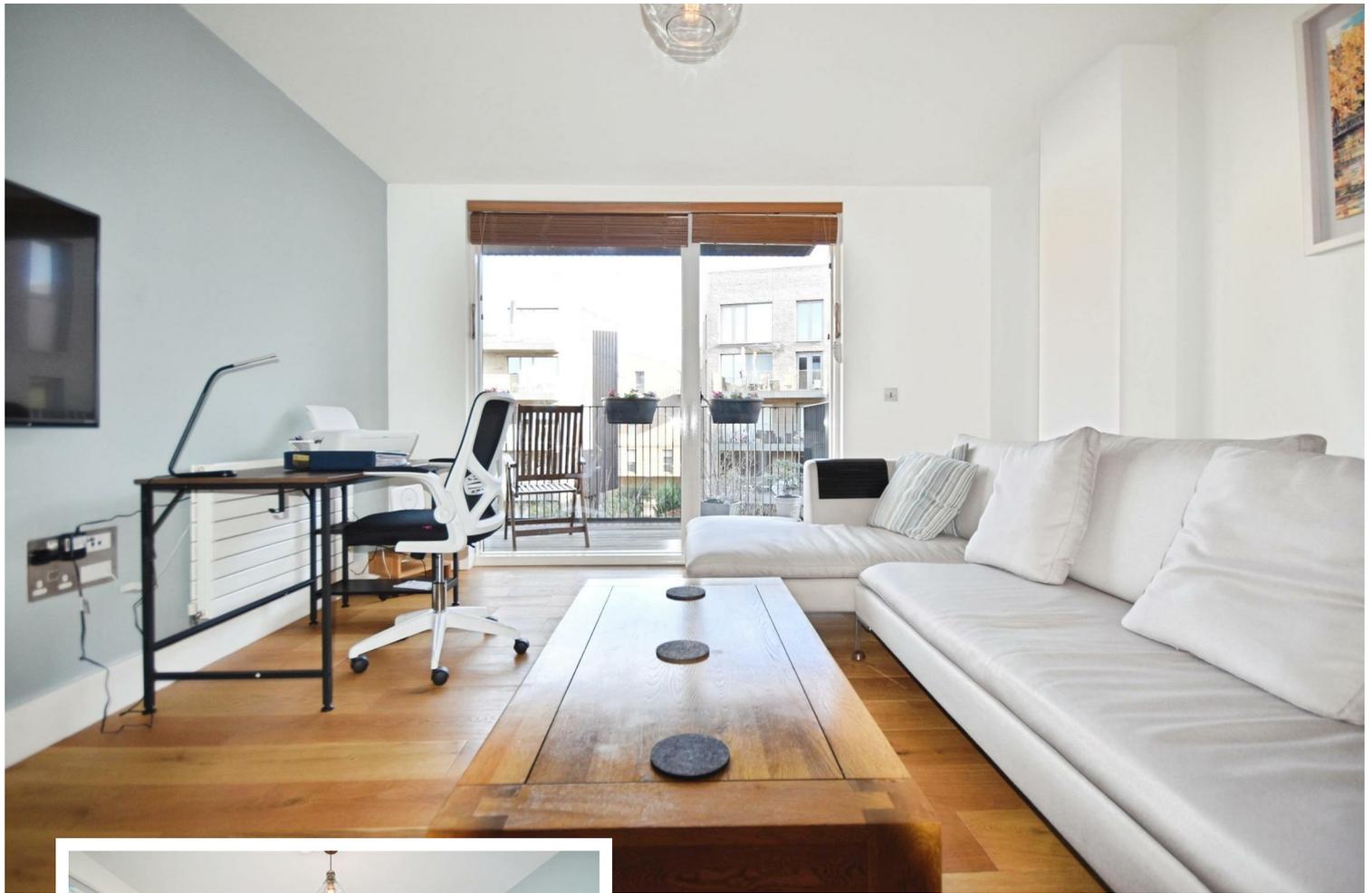
Commerce Road
Brentford

- Two Double Bedrooms
- En-suite and Bathroom
- Open Plan Reception / Kitchen
- Private Balcony
- Garden Views
- No Onward Chain
- Allocated Underground Parking
- Canal Side Location
- Local Amenities
- Access to Private Communal Garden

£500,000

Leasehold





Property Description

Situated on Commerce Road in the vibrant heart of Brentford, this modern 2016-built apartment offers an impressive 878 sq ft of stylish and practical living space. Designed for comfort and convenience, it presents an excellent opportunity for buyers seeking a contemporary home in a prime location.

The property features two generously sized double bedrooms, ideal for families, guests, or home working. Bedroom one benefits from a private en-suite, complemented by a well-appointed main bathroom, ensuring ease and privacy for all residents. The spacious open-plan reception room and kitchen form the centrepiece of the home, creating an inviting setting for both everyday living and entertaining.

A private balcony provides a welcome outdoor retreat, perfect for morning coffee or unwinding in the evening. Additional advantages include allocated underground parking, offering secure and convenient vehicle access, and the benefit of being sold chain-free for a smooth and efficient move.

The location further enhances the appeal, with easy access to the Brentford Canal Paths, Brentford High Street, and a wide range of local amenities. Excellent transport links are close by, including numerous bus routes and Brentford Station just a short walk away.

With its contemporary design, generous layout, and superb position, this apartment on Commerce Road represents a fantastic opportunity to secure a standout home in one of Brentford's most desirable areas.

Accommodation

Hallway

Bedroom One

14'11" x 11'0"

En-suite

7'9" x 6'3"

Bedroom Two

14'6" x 9'3"

Bathroom

7'1" x 6'6"

Reception / Kitchen

22'11" x 17'3"

Balcony



Property Information

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

Tenure: Leasehold

Term of Lease: 250 years from 01/09/2008 (approximately 232 years remaining)

Service Charge £4,628.92 per annum, reviewed annually by the Management Company

Ground Rent £350 per annum

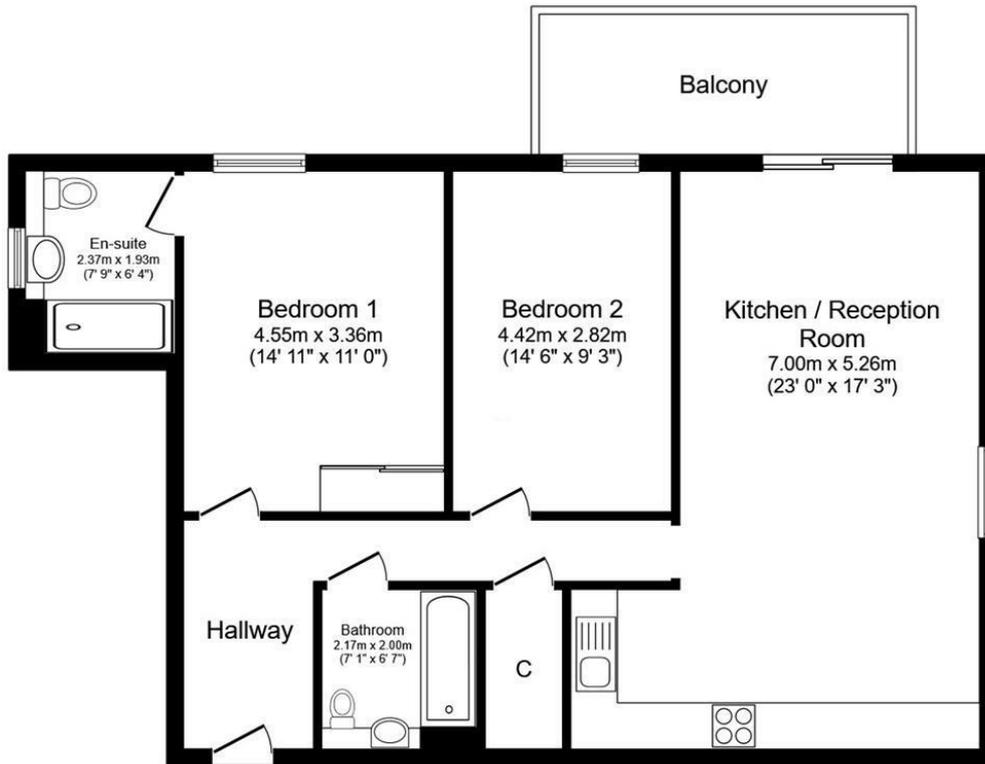
London Borough of Hounslow Council Tax Band: E

Council Tax Payable for 2025/26 £2,549.33 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: Parking space - 11 (Brentford Lock)





Second Floor

Floor area 81.6 sq.m. (878 sq.ft.)

Total floor area: 81.6 sq.m. (878 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		70	70
(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	



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