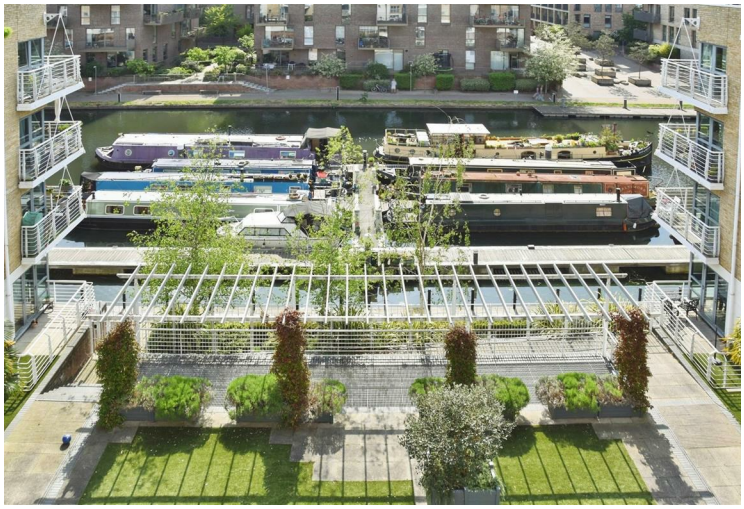
QUILLIAM

Adams Quarter
The Island

- Penthouse Apartment
- Three Double Bedrooms
- Private Balconies
- Open Plan Reception/Dining/Kitchen
- Bathroom and En-Suite
- Waterside Views and Canal Walks
- No Onward Chain
- Gated Community
- Allocated Parking
- Rarely Available

£895,000

Leasehold



Property Description

Located on 'The Island' in the picturesque Brentford Lock, this stunning penthouse apartment is brought to the market with no onward chain and showcases a rare blend of contemporary living and tranquil waterside charm. With three generous double bedrooms and an en-suite and a well appointed bathroom, the home offers exceptional comfort and flexibility for families, professionals or anyone seeking additional space.

The property's standout feature is its impressive waterside outlook, enjoyed from private balconies that provide the perfect setting for morning coffee or evening relaxation. The surrounding area offers peaceful canal-side walks, creating a welcome retreat from the pace of city life.

Inside, the open-plan reception, dining area and kitchen form an inviting and versatile living space, ideal for both everyday living and entertaining. Expansive windows allow natural light to flood the room, enhancing the warm and uplifting atmosphere throughout the apartment.

Perfectly positioned close to local amenities, shops and excellent transport links, this penthouse in Adams Quarter combines convenience with serenity. Whether you're drawn to the beauty of waterside living or seeking a spacious modern home, this exceptional property is a rare opportunity not to be missed.

Accommodation

Hallway
12'11" x 8'0"

Bedroom One
15'3" x 15'1"

Balcony
8'7" x 5'10"

En-Suite
8'2" x 4'10"

Bedroom Two
22'1" x 12'4"

Bedroom Three
13'3" x 8'10"

Bathroom
7'2" x 6'4"

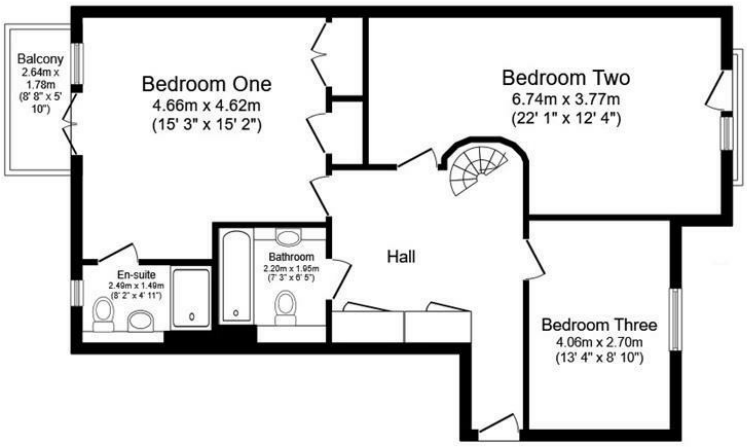
Reception / Dining / Kitchen
25'2" x 20'6"

Main Balcony
21'5" x 4'7"

Eaves
20'6" x 8'4"

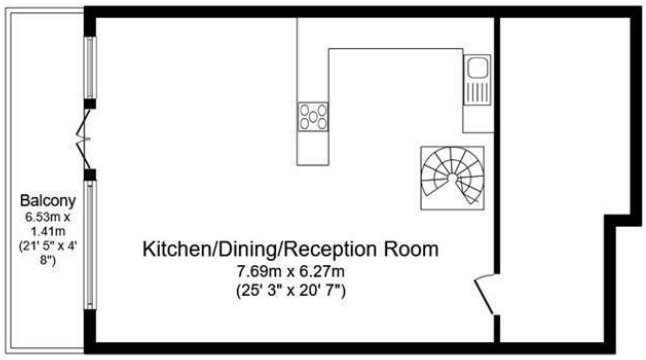
Property Information

We have been informed by our Vendor of the following information:
Tenure: Leasehold
Term of Lease: 999 years from 25/03/1999 (approximately 972 years remaining)
Service Charge £6,038 per annum, reviewed annually by the Management Company
Ground Rent £400 per annum
London Borough of Hounslow Council Tax Band: F
Council Tax Payable for 2026/27 £3,163.10 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.
Parking: Allocated Parking Space No. 77



Third Floor

Floor area 79.7 sq.m. (857 sq.ft.)

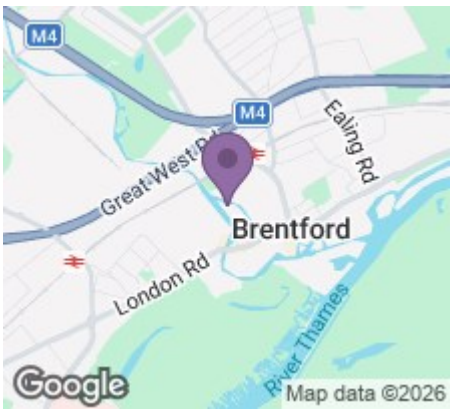


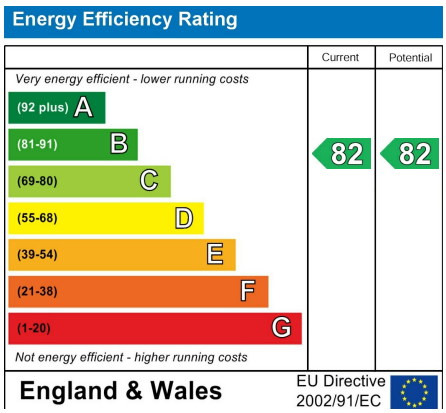
Fourth Floor

Floor area 47.9 sq.m. (516 sq.ft.)

Total floor area: 127.6 sq.m. (1,373 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





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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