

# QUILLIAM

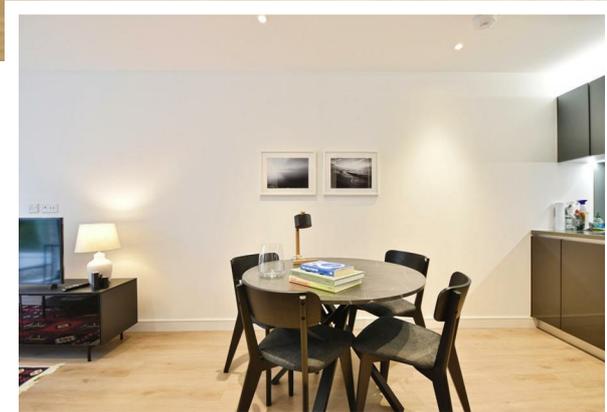
## Heritage Walk Brentford

- No Onward Chain
- Bright Double Bedroom
- Walk in Wardrobe
- Open Plan Reception/Dining/Kitchen
- Spacious Bathroom
- Private Balcony
- Kew Bridge Location
- Modern Finish
- Kew Bridge Station Circa 6 Min Walk
- Allocated Space in Communal Car Park

**£425,000**

**Leasehold**





## Property Description

Quilliam are pleased to present this charming one-bedroom flat on Heritage Walk, Brentford. Offered to the market with no onward chain.

The flat opens into a generous reception area where the living, dining, and kitchen spaces flow seamlessly together. This open-plan layout creates a warm, sociable environment perfect for relaxing or entertaining. The contemporary kitchen is thoughtfully designed for everyday practicality, offering ample storage and workspace. A private balcony extends the living area outdoors, providing a peaceful spot to enjoy fresh air, unwind after a long day, or savour your morning coffee. The double bedroom is generously sized and features a walk-in wardrobe providing excellent storage. A well-presented bathroom completes the interior, offering both style and functionality.

Situated in the sought-after Brentford area, the property benefits from a vibrant community atmosphere and excellent local amenities. Kew Bridge Station is just a 6-minute walk away, offering swift access into Central London. Multiple bus routes are also on your doorstep, making travel effortless.

The renowned Kew Gardens is close by, adding a touch of natural beauty to everyday life.

This delightful one-bedroom apartment on Heritage Walk combines modern comfort with an inviting sense of space, making it an ideal home for first-time buyers, investors, or anyone seeking a well-connected London base.

# Accommodation

Hall

Kitchen / Dining /  
Reception

22'8" x 11'10"

Bedroom

11'5" x 10'8"

Walk in Wardrobe

5'0" x 4'11"

Bathroom

7'4" x 6'5"



# Property Information

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

Tenure: Leasehold

Term of Lease: 999 years from 01/01/2013 (approximately 986 years remaining)

Service Charge £2,385.84 per annum, reviewed annually by the Management Company

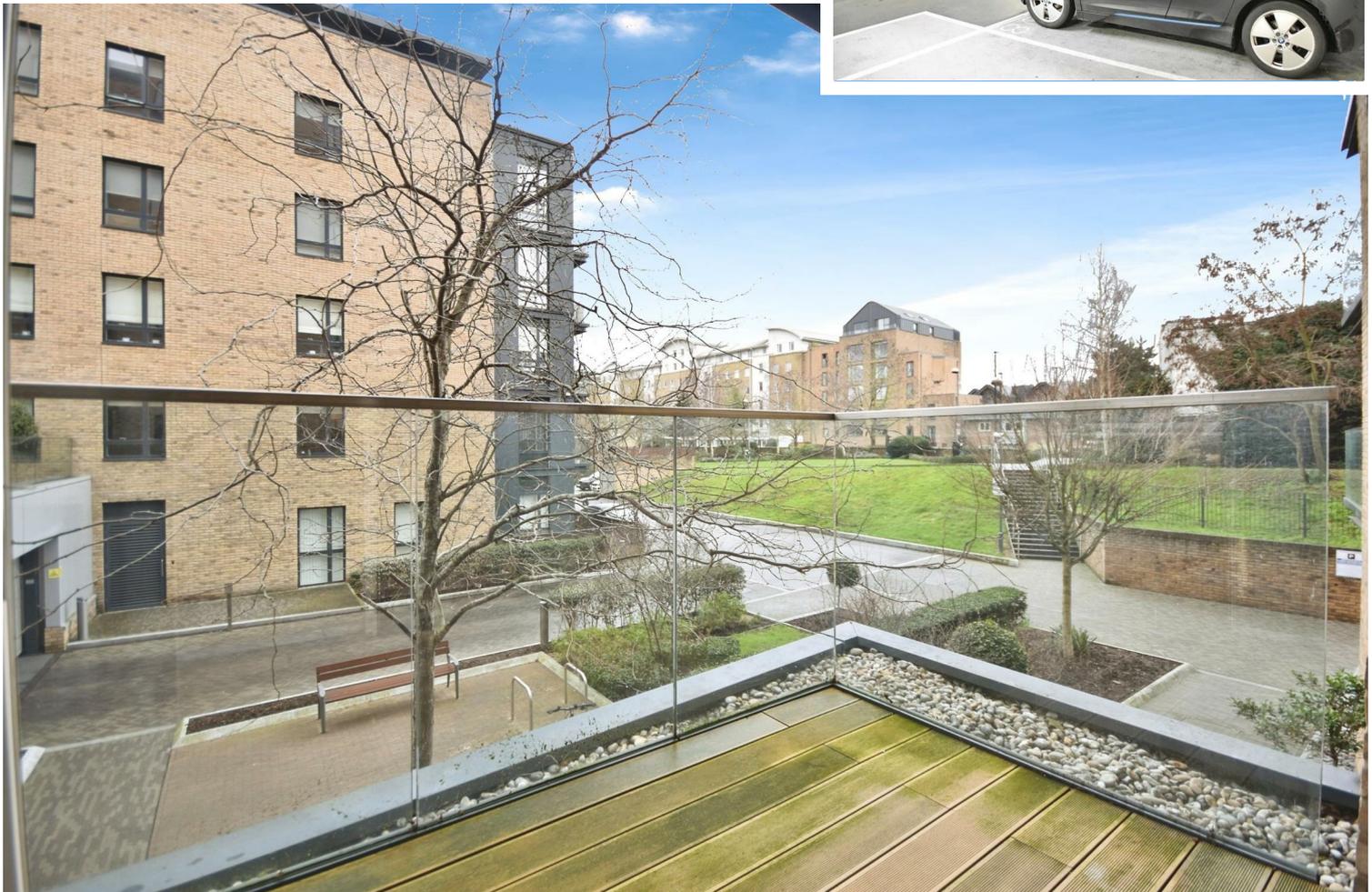
Ground Rent £TBC per annum

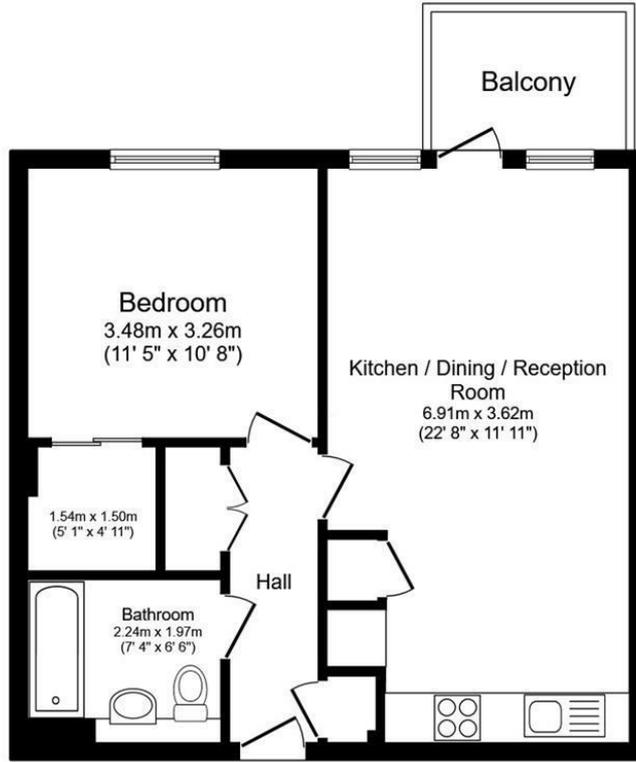
London Borough of Hounslow Council Tax Band: D

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: Allocated Bay in Communal Carpark





**First Floor**

Floor area 49.9 sq.m. (537 sq.ft.)

Total floor area: 49.9 sq.m. (537 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) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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