



QUILLIAM

Heritage Walk
Brentford

- No Onward Chain
- Heritage Walk
- Two Double Bedrooms
- Open Plan Kitchen / Reception
- Bathroom and En-Suite
- Private Balcony

- Modern Finish
- Kew Bridge Location
- Communal Car Park
- Kew Bridge Station Circa 6 Min Walk

£700,000

Leasehold





Property Description

Situated within the sought-after Heritage Walk development in Brentford and offered with no onward chain, this modern and spacious flat combines comfort, style, and convenience. Measuring 936 sq ft, it provides generous living space ideal for both relaxing and entertaining.

The expansive open-plan kitchen, dining, and reception area forms the heart of the home, offering a bright and welcoming setting for everyday living or hosting guests. Two well-sized double bedrooms provide excellent comfort and privacy, with the principal bedroom featuring an en-suite bathroom. A second modern bathroom serves the additional bedroom and visitors.

Located on the third floor, the property enjoys a peaceful outlook and pleasant views. Heritage Walk is perfectly positioned close to local amenities, green spaces, and excellent transport links. Kew Bridge Station is just a six-minute walk away, offering quick access into Central London, while multiple bus routes connect easily across West London. A communal car park adds further convenience.

Ideally placed between city living and nature, the flat sits moments from the Thames Path and within easy reach of Kew Gardens, offering a lifestyle that blends urban connectivity with riverside calm. With its stylish interiors, generous layout, and prime location, this property presents an excellent opportunity for professionals, families, or anyone seeking a modern home in a well-connected setting.



Accommodation

Hall

Kitchen / Reception

26'5" x 18'3"

Balcony

7'11" x 5'2"

Bedroom One

19'5" x 10'3"

En-Suite

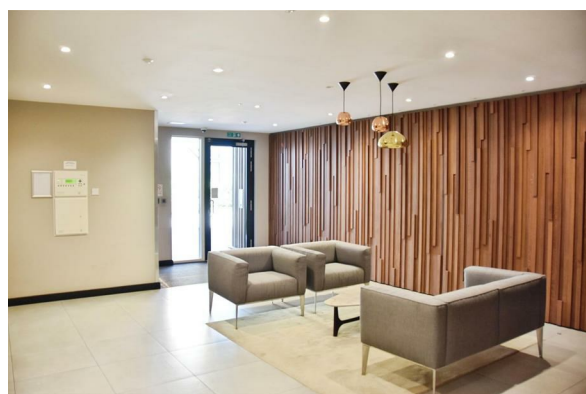
7'11" x 4'9"

Bedroom Two

19'5" x 10'5"

Bathroom

7'3" 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 £5,930 per annum, reviewed annually by the Management Company

Ground Rent £ TBC per annum

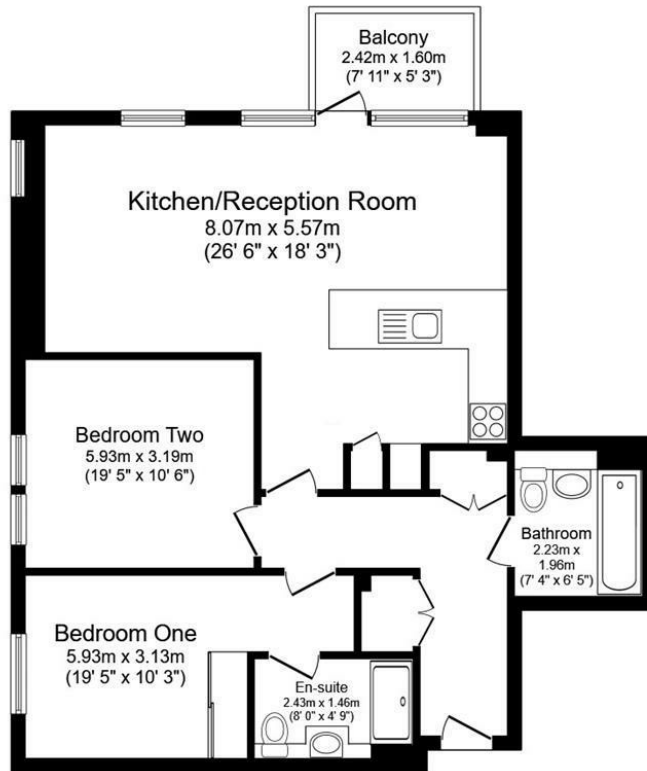
London Borough of Hounslow Council Tax Band: E

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: Communal Car Park Not Allocated





Third Floor

Floor area 75.4 sq.m. (812 sq.ft.)

Total floor area: 75.4 sq.m. (812 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	86	86
(69-80) C		
(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