



# QUILLIAM

Justin Close  
Brentford

- Brentford Dock Marina
- Two Double Bedrooms
- Reception
- Private Balcony/Terrace
- Kitchen
- Bathroom & Separate WC
- No Onward Chain
- Suitable for Modernisation/Updating
- Garage
- Allocated Parking Space

**£395,000**

**Leasehold**





## Property Description

A ground floor two double bedroom apartment located within Brentford Dock, a highly sought-after waterside development, offered to the market with no onward chain.

The property features two bright double bedrooms, a generous reception room with access to a private balcony, a kitchen, and a separate bathroom and WC. It offers an excellent opportunity for modernisation and personalisation to suit a variety of preferences, ideal for buyers wishing to make a home their own.

Additional highlights of this popular location include an on-site management office, 24-hour security, a residents' club room, and a convenience store. Residents also have the option (for an additional fee) to obtain a pass for private gated access into Syon Park. Communal heating and hot water are included within the service charge.

Brentford is known for its vibrant community and excellent transport links, making it easy to access central London and beyond. With local amenities, parks, and riverside walks nearby, this flat is perfectly situated for those who appreciate both urban living and natural beauty.

This property benefits from both a garage and an allocated parking space. This added convenience makes it an excellent choice for families or those with multiple cars.

In summary, this flat on Justin Close presents a wonderful opportunity for anyone seeking to modernise and create a comfortable home in a desirable location. Whether you are a first-time buyer or looking to invest, this property is sure to impress.

# Accommodation

Bedroom One  
14'10" x 11'1"

Bedroom Two  
14'10" x 8'7"

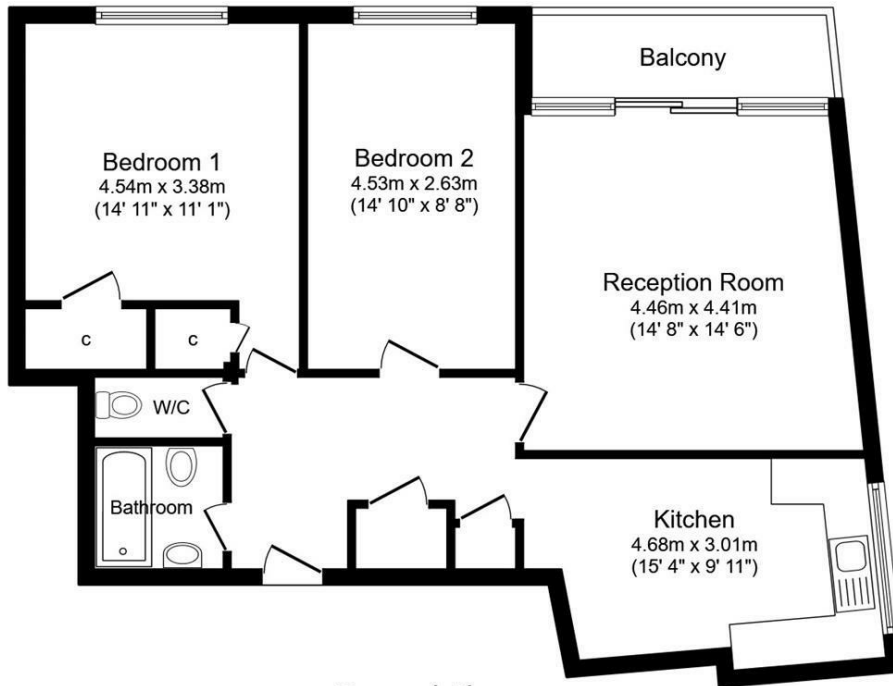
Reception Room  
14'7" x 14'5"

Kitchen  
15'4" x 9'10"

Bathroom

WC

Garage



**Ground Floor**  
Floor area 74.7 sq.m. (804 sq.ft.)

Total floor area: 74.7 sq.m. (804 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

## Property Information

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

Tenure: Leasehold

Term of Lease: 98 years from 25/03/1978 (approximately 51 years remaining)

Lease will be extended to a 900 year Lease

Service Charge £5,776 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:

Garage - 13

Parking Space - 077



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	70
(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