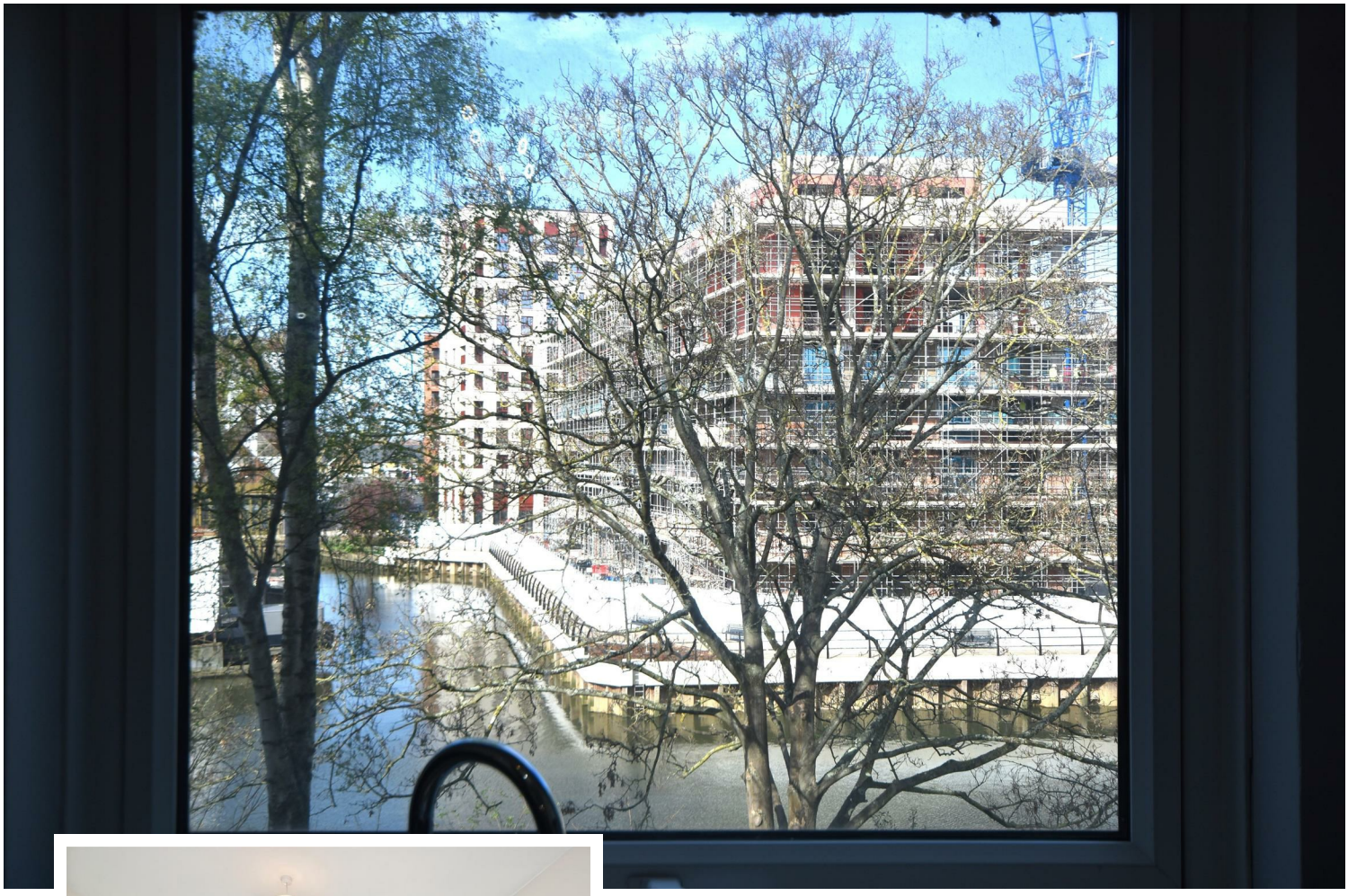
QUILLIAM

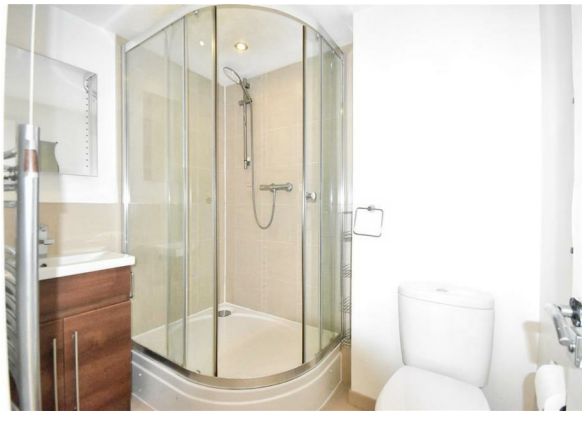
Justin Close
Brentford

- Thames & Marina Views
- Private Garage
- Water Views Front and Frear
- Two Double Bedrooms
- Bright Reception Room
- No Onward Chain
- Modern Kitchen
- Tiled Shower Room
- Hot Water & Heating Included
- Energy Performance Certificate - B

£415,000

Leasehold





Property Description

Well located in Numa Court within the popular Brentford Dock development, this chain-free apartment offers an appealing blend of comfort, convenience, and waterside living. Beautifully presented and modernised in recent years, it enjoys lovely views across the marina and the Thames towards Kew.

The property features two generous double bedrooms, making it ideal for couples, small families, or anyone seeking additional space for a home office. A bright and welcoming reception room creates an inviting setting for relaxing or entertaining, while the private balcony provides a standout feature; the perfect spot to enjoy morning coffee or unwind in the evening while taking in the picturesque marina views.

The location is another key strength. Brentford Station is close by, offering direct rail connections into Central London, making commuting fast and straightforward. The area is also well served by multiple bus routes running through Brentford, ensuring easy access to neighbouring towns, local amenities, and wider transport networks. A garage is included, adding valuable practicality for residents with a vehicle or those needing extra storage.

Brentford Dock offers a unique lifestyle, including a residents-only picnic area overlooking the river, providing a peaceful outdoor space to enjoy the surroundings and the tranquil riverside setting. With its friendly community atmosphere, riverside walks, and convenient access to shops, cafés, and green spaces, this apartment presents an excellent opportunity to enjoy a comfortable lifestyle in a sought-after waterside setting.

Accommodation

Hallway

Reception Room
15'7" x 12'7"

Balcony

Kitchen
13'6" x 7'10"

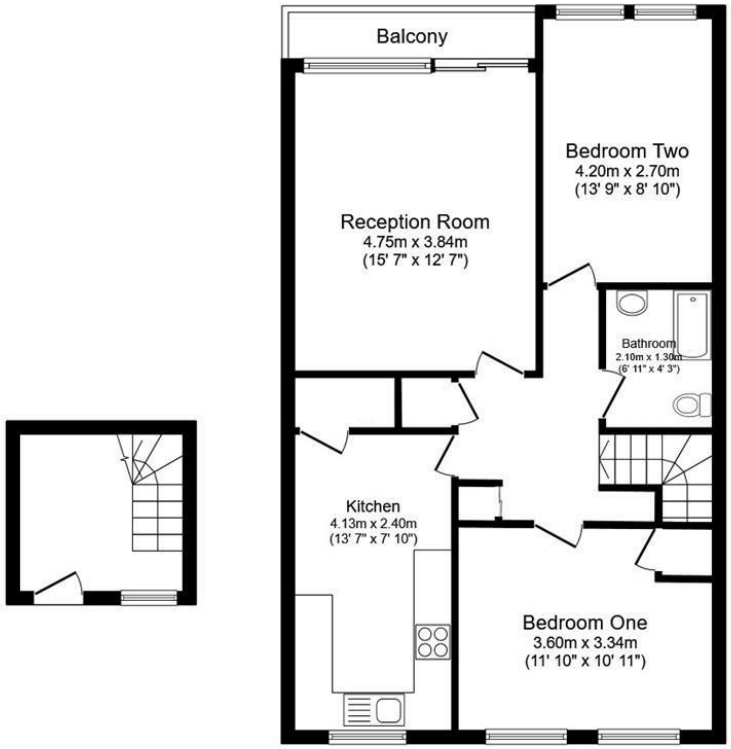
Bedroom One
11'9" x 10'11"

Bedroom Two
13'9" x 8'10"

Bathroom
6'10" x 4'3"

Property Information

We have been informed by our Vendor of the following information:
Tenure: Leasehold
Term of Lease: 999 years from 25/03/1978 (approximately 951 years remaining)
Service Charge £5,944 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 - 96

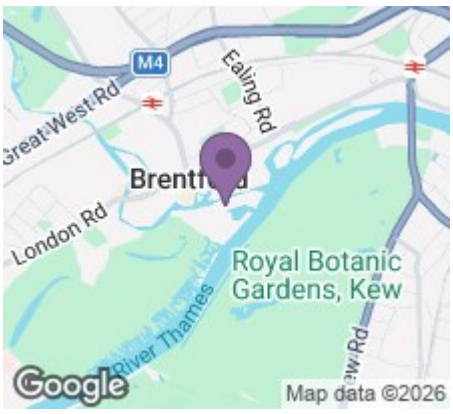


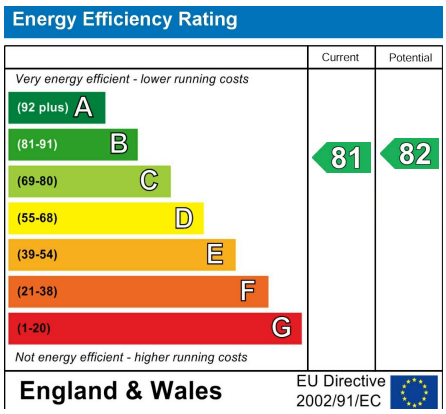
First Floor
Floor area 6.5 sq.m.
(70 sq.ft.)

Second Floor
Floor area 71.7 sq.m. (772 sq.ft.)

Total floor area: 78.2 sq.m. (842 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