



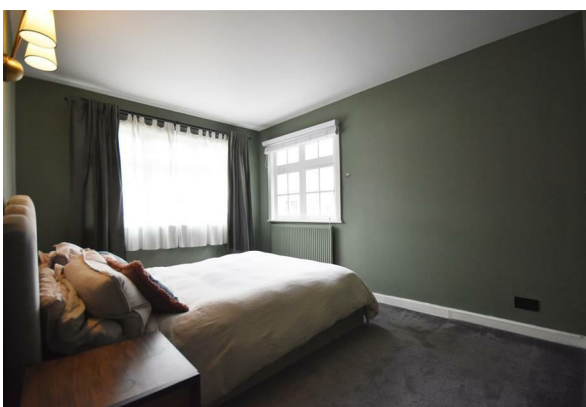
QUILLIAM

York Road
Brentford

- Reception with Vaulted Ceiling
- Stunning Kitchen with Skylight
- Stylish Design Throughout
- Two Good Bedrooms
- Built In Wardrobes
- Loft Space
- Desirable Location
- Newly Fitted Bathroom
- Historic Building
- Abundance Of Natural Light

£495,000





Property Description

Stylish Apartment in a Historic Brentford Landmark, a former bottle factory, The York Mineral Company founded in 1898.

Set within a beautifully converted factory, this two-bedroom apartment on York Road offers a rare opportunity to own a unique piece of Brentford's industrial heritage.

Arranged over two floors the property is accessed from the first floor and features a reception room with a double height vaulted ceiling and stairs leading to a brand new stunning kitchen with integrated appliances and a large feature skylight, creating a bright and inviting space.

The two bedrooms both have built in wardrobes and bedroom one has a twin aspect and the bathroom has been recently renovated to provide a beautiful, stylish space with feature tiles.

The property is one of four flats in this converted bottle factory and each has a share of the freehold.

York Road, a cul-de-sac is one of Brentford's more traditional streets comprising mainly of Victorian houses and is conveniently situated close to Brentford Mainline Station which has a good service to London Waterloo. Local bus routes offer various connections and destinations and the A4/M4 is easily accessible.

Ideally located just a short stroll from Brentford Riverside and within easy reach of Chiswick, Ealing, and Kew, the flat is surrounded by green spaces such as Boston Manor Park and Gunnersbury. Brentford High Street is a short walk where the South Side is currently being regenerated to provide a new town centre. New attractions include shops, supermarket, bars, cafes and restaurants as well as a boutique cinema all leading down to the water's edge where local events regularly take place.

The property features original character throughout, including high beamed wooden ceilings and exposed details, viewing is highly recommended.

ACCOMMODATION

Entrance Hall

Reception Room
15'10" x 14'6"

Kitchen
13'6" x 8'9"

Bedroom One
12'9" x 9'3"

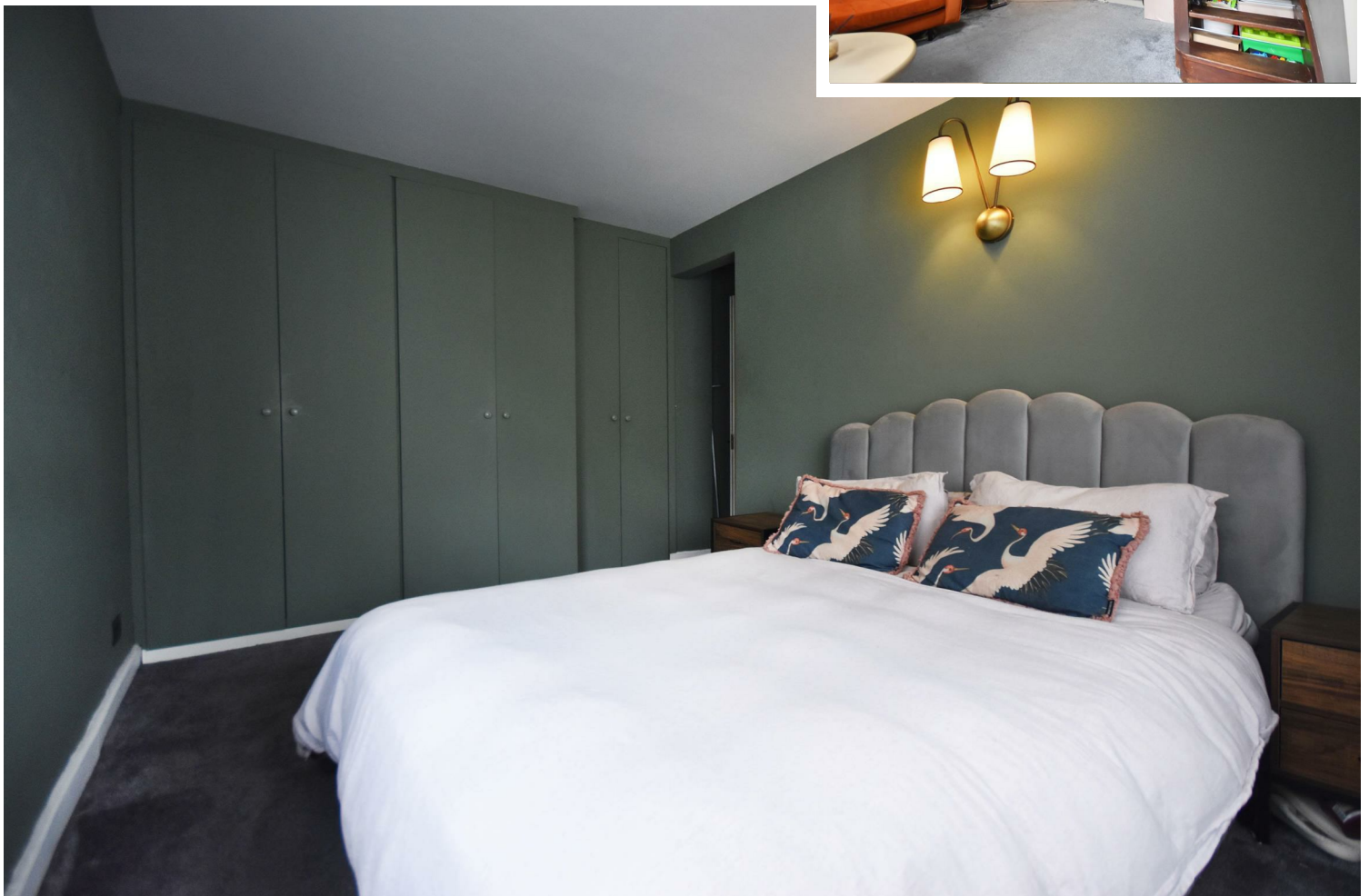
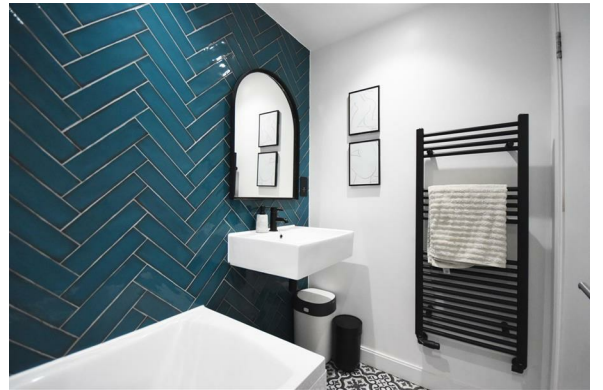
Bedroom Two
16'3" x 9'4"

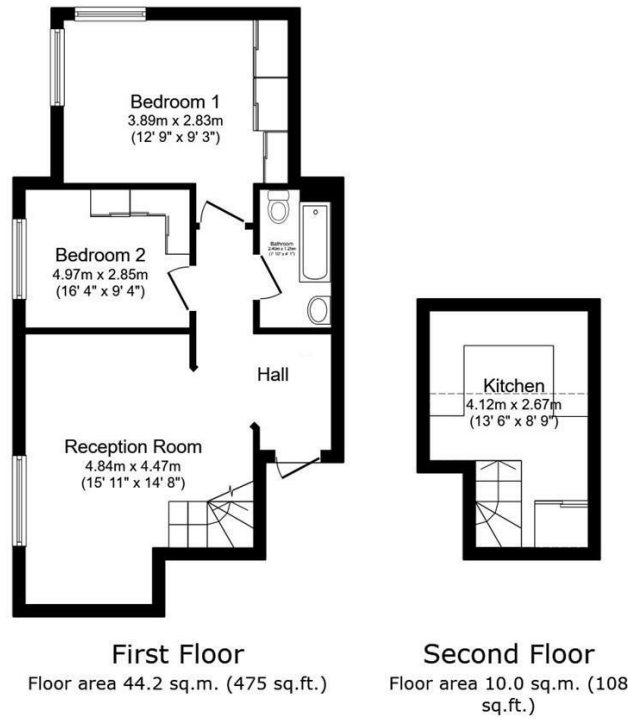
Bathroom

Stairs to Top Floor

PARKING

York Road is in a resident's Controlled Parking Zone where permits may be obtained through London Borough of Hounslow





Total floor area: 54.2 sq.m. (583 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 Freehold Share of Freehold

Term of Lease: years from (approximately years remaining)

Service Charge: Non collected

Insurance and any other expenses shared between the four freeholders

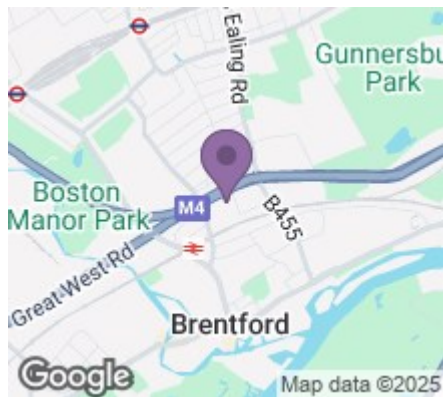
Ground Rent: Peppercorn

London Borough of Hounslow Council Tax Band: C

Council Tax Payable for 2025/26 £1,854.06 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 is on street parking with a permit obtained from the Council.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	46	
(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