



# QUILLIAM

Justin Close  
Brentford

- No Onward Chain
- Immaculate Condition
- One Bedroom Flat
- Newly Renovated
- Large Windows
- Marina Views
- Undercroft Car Parking Space
- Modern Bathroom
- Nearby Brentford High Street
- Council Tax Band - C

**Asking Price £325,000**





## Property Description

Presenting a remarkably immaculate flat, now listed for sale. This splendid property promises a superior living experience, ideally suited to first-time buyers or strategic investors.

The accommodation is distinguished by its tastefully designed layout, comprising one double bedroom, a delightful bathroom, a well-appointed kitchen, and an inviting reception room. The reception room follows an open-plan design, allowing for a seamless flow of space and movement within the dwelling.

The kitchen is a culinary enthusiast's dream, featuring built-in pantries for ample storage and beautiful wood countertops that add a touch of earthiness and warmth to the space. Natural light floods the room, creating a bright and inspiring environment for preparing meals.

The property's location is another significant advantage. Residents will appreciate the convenience of having local amenities within easy reach, nearby parks for leisure and recreation, and walking routes for those who enjoy an active lifestyle.

One of the unique features of this flat is the provision of parking space, a rare and highly sought-after feature in today's property market.

With this property falling under the council tax band C, this is an opportunity not to be missed. Explore the potential of this immaculate flat and discover the perfect space for your next home or investment. Come and view this stunning property and be prepared to be impressed by its exceptional condition and convenient features.

Kitchen

Reception Room

Bedroom

Bathroom

**Additional Information:**

Tenure: Leasehold

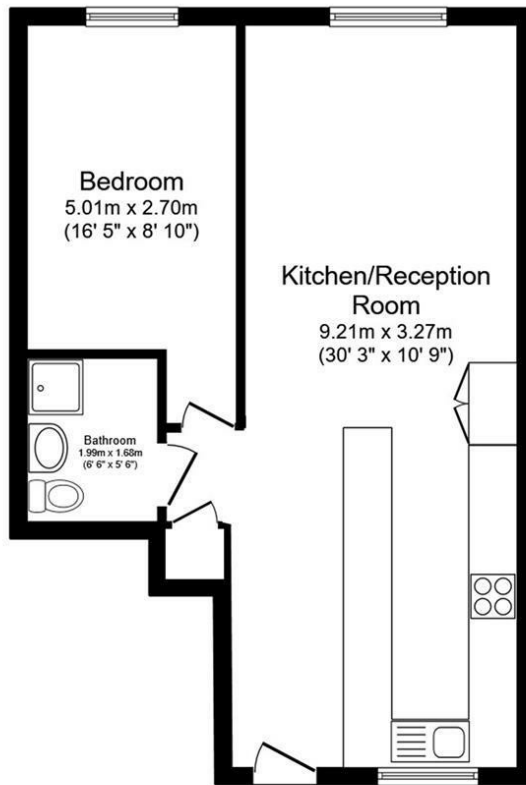
Years Remaining: 998 years

Service Charge: £4,003 per annum

Ground: £0

Undercroft Parking Space - 81

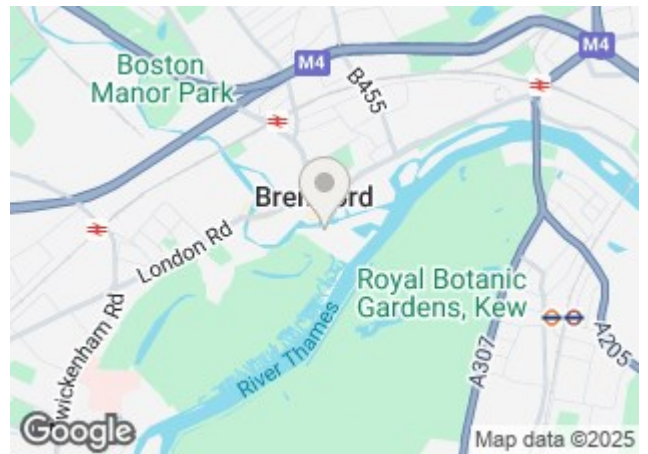




**Floor Plan**  
Floor area 48.8 sq.m. (525 sq.ft.)

Total floor area: 48.8 sq.m. (525 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.ie



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	78
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

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206 High Street  
Brentford

TW8 8AH

020 8847 4737

info@quilliam.co.uk

<https://www.quilliam.co.uk>

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