



QUILLIAM

Justin Close
Brentford

- Riverside Community
- Balcony & Water Views
- Gated Riverside Walks
- Two Double Bedrooms
- Large Kitchen
- Family Bathroom
- Large Reception Room
- Generous Internal Storage
- EPC - D
- Council Tax Band - E

£425,000

Leasehold





Property Description

Situated within the sought-after Brentford Dock development, this spacious two-bedroom apartment offers excellent potential for buyers looking to create a home in a prime riverside setting. While some updating is required, the property boasts generous proportions and a well-planned layout.

The bright reception room opens directly onto a private balcony, offering tranquil views over the water and landscaped grounds—an ideal space for outdoor relaxation. Behind the reception lies a large kitchen with ample worktop space, providing scope for modernisation.

Both bedrooms are comfortable doubles, each overlooking the beautifully maintained, plant-filled courtyard, ensuring a quiet and attractive outlook. A full family bathroom completes the accommodation.

Brentford Dock is a secure, gated development with landscaped gardens and direct riverside walks along the Thames. The area is undergoing exciting regeneration through the Brentford Project, introducing new shops, restaurants, and a cinema, alongside established local amenities.

Transport connections are excellent. Brentford Station offers direct services to London Waterloo in around 30 minutes, while Boston Manor Underground Station (Piccadilly Line) provides easy access to central London and Heathrow. Numerous bus routes also serve the area.

This apartment represents an outstanding opportunity to secure a spacious home with outdoor space and water views in a well-connected riverside location.



Accommodation

Hall

Reception Room

14'6" x 12'4"

Kitchen

17'4" x 8'1"

Bedroom One

16'2" x 10'4"

Bedroom Two

16'2" x 8'5"

Bathroom

7'1" x 5'5"

Balcony

Parking

Residents Permit Parking



Property Information

Tenure – Leasehold

Years Remaining – 952 years remaining

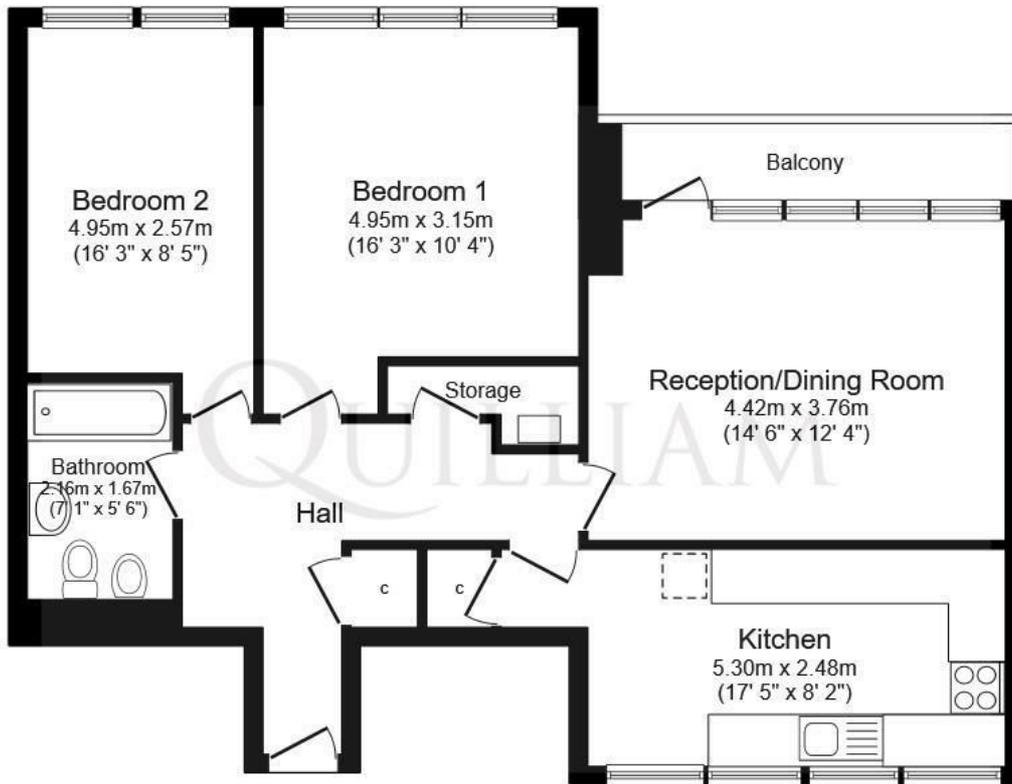
Service Charge - £5,776.00

Ground Rent - £0 per annum

Energy Performance Certificate - D

Council Tax Band E - (£2,549.33 The annual Council Tax charge has been supplied in good faith by the property owner and is for the period 2025/2026)





Floor Plan

Floor area 79.6 sq.m. (857 sq.ft.)

TOTAL: 79.6 sq.m. (857 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			
(69-80) C			
(55-68) D		65	76
(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