

QUILLIAM

Layton Road
Brentford

- Edwardian Period Conversion
- Loft Potential
- South Facing Reception Room
- Approx. 568 sq ft
- Modernised Kitchen
- Permit Parking Available
- High Ceilings
- Well Connected By A4/M4
- (circa) 0.3 miles to Brentford Station
- (circa) 0.5 miles to Brentford High Street

£350,000

Leasehold













Property Description

A well-presented one-bedroom Edwardian flat on Layton Road in Brentford, combining period character with modern convenience. Dating back to 1910, the property retains the charm of the Edwardian era, with high ceilings enhancing the sense of space and light throughout.

The accommodation comprises a welcoming south-facing reception room, benefiting from plenty of natural light, a well-proportioned bedroom, a modernised kitchen and a bathroom. With a total floor area of approximately 568 sq ft, the flat offers comfortable living space while retaining its period appeal.

Situated in a well-connected location, Brentford Station is approximately 0.3 miles away, providing convenient rail links into London. Multiple bus routes run through Brentford, offering further connections to the surrounding areas. Brentford High Street is approximately 0.5 miles away, with a range of local shops, cafés, restaurants and amenities nearby.

The flat presents an appealing opportunity for a first-time buyer or anyone looking for a characterful home in a well-connected Brentford location.

Disclaimer
Information provided in this listing is for general guidance only and should be verified before proceeding. We have not tested any fixtures, fittings, services, or appliances. Measurements are approximate, and the photographs are intended solely as an illustrative guide. The details have been supplied by the client, and we rely on their accuracy.

Photography Disclaimer: Some property photographs have been professionally enhanced using AI-assisted editing to improve lighting, exposure, colour and clarity. No material features of the property have been added, removed or altered. Images are intended to provide a fair and accurate representation of the property.

Accommodation

Hall

Reception
15'1" x 13'5"

Bedroom
11'6" x 9'6"

Kitchen
10'6" x 9'9"

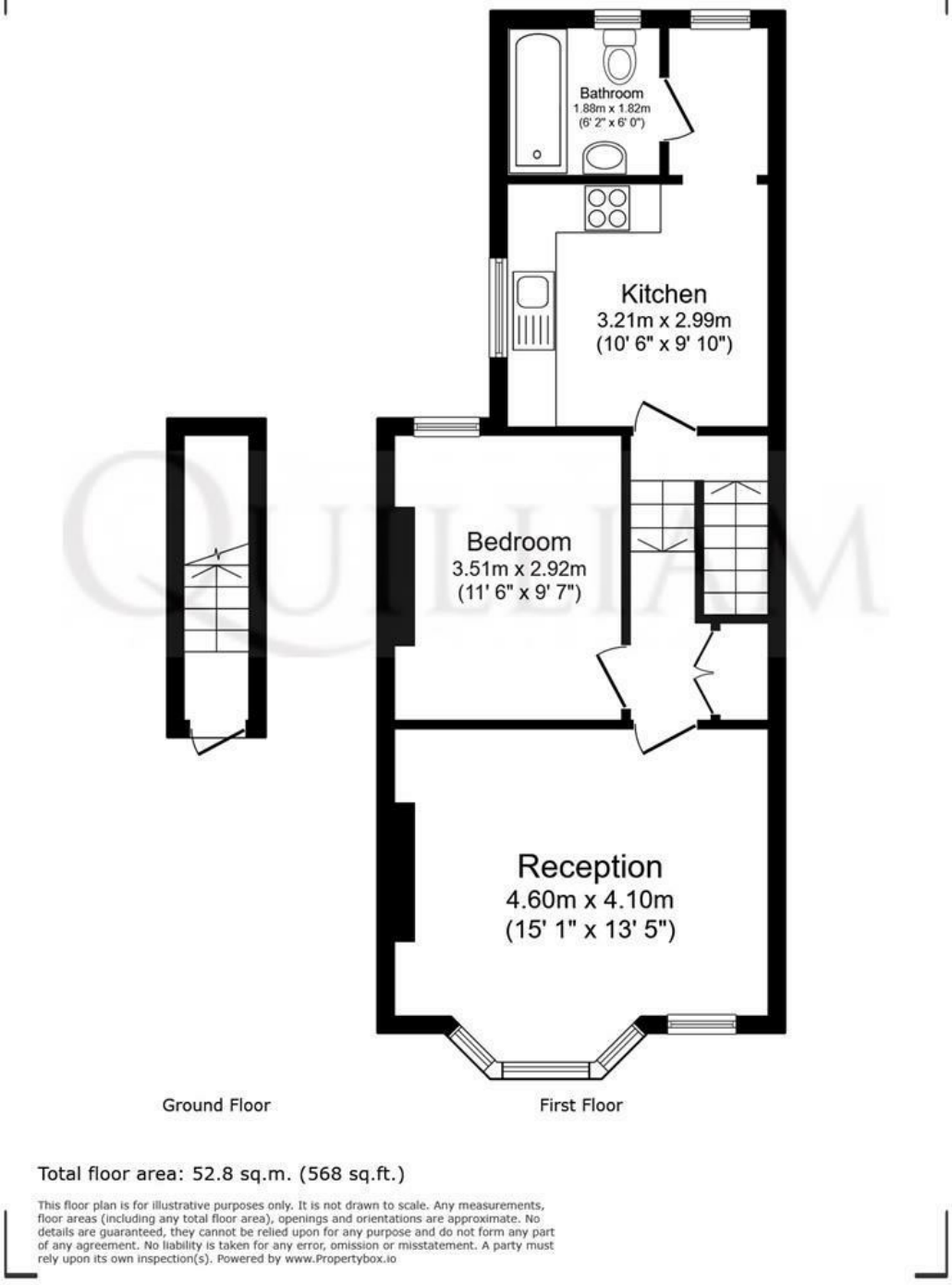
Bathroom
6'2" x 5'11"





Property Information

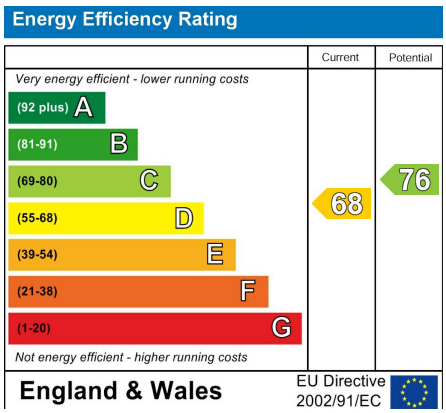
We have been informed by our Vendor of the following information:
Tenure: Leasehold
Term of Lease: 125 years from 18/06/2003 (approximately 102 years remaining)
Service Charge £0 per annum, reviewed annually by the Management Company
Ground Rent £50 per annum
EPC (Energy Performance Certificate) Rating: D
London Borough of Hounslow Council Tax Band: C
Council Tax Payable for 2026/27 £1,942.72 per annum
The annual Council Tax charge has been supplied in good faith and is for the period 2026/27. 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: Street Parking, Permit Required



Total floor area: 52.8 sq.m. (568 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