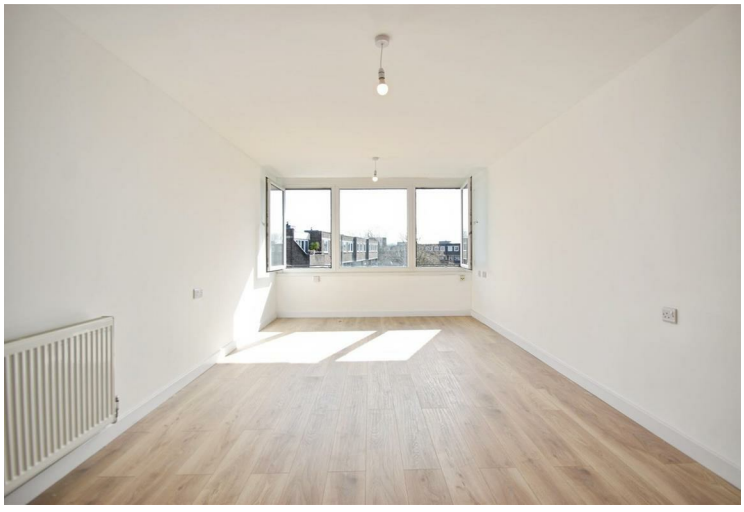
QUILLIAM

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

£325,000

Leasehold - Share of Freehold



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 an covered parking space with lockable post, 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.

Accommodation

Kitchen

Reception Room

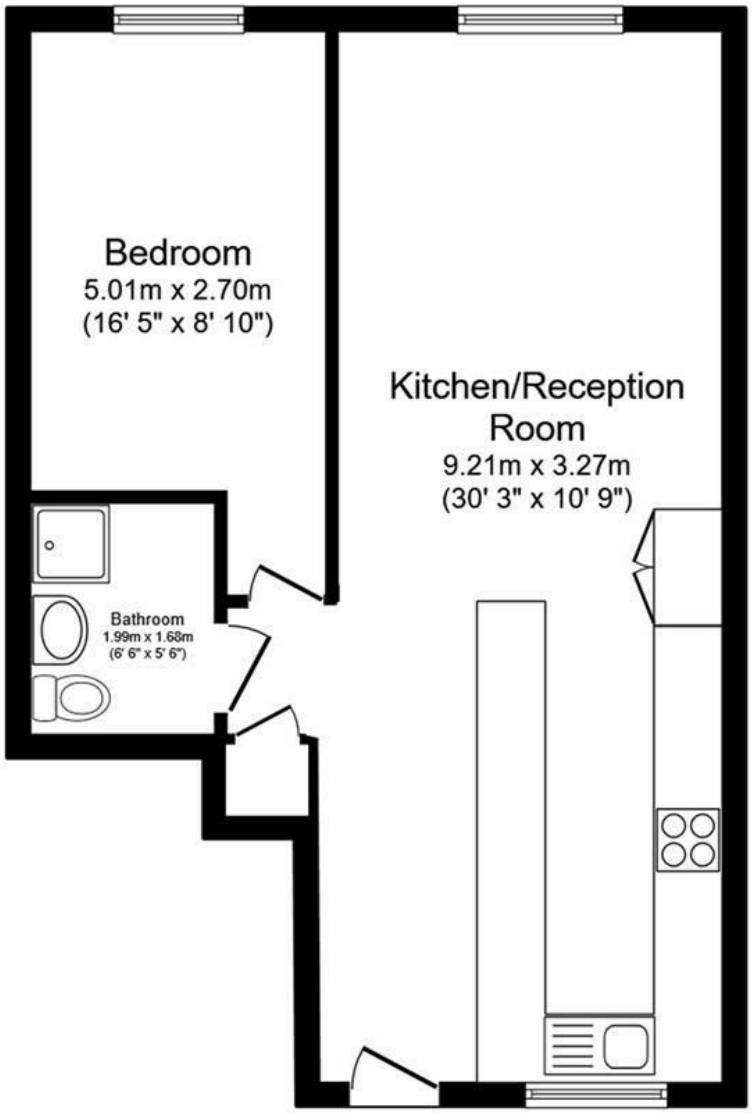
Bedroom

Bathroom

Undercroft Parking
Space 081

Property Information

We have been informed by our Vendor of the following information:
Leasehold
Term of Lease: 999 years from 25 March 1978 (approximately 998 years remaining)
Service Charge £4,008 per annum
Building Insurance incl. for 2024/25
Ground Rent £0 for 2024/25 per annum
London Borough of Hounslow Council Tax Band: C
Council Tax Payable for 2026/27 £1,946.51 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.

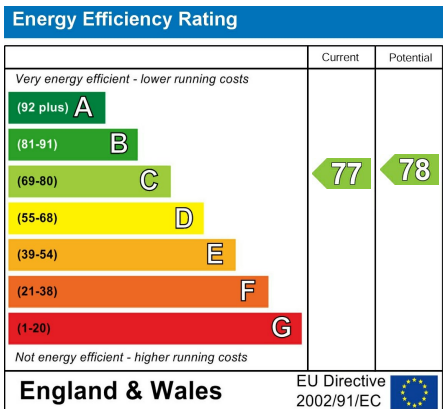


Floor Plan

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.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