

QUILLIAM

Clayponds Lane

- Spacious One Bedroom Flat
- Private Balcony
- Modern New Build
- Open Plan Reception / Kitchen
- Well Appointed Bathroom
- Gunnersbury Park Circa 9 Min Walk
- Allocated Space in Basement Carpark
- Brentford Station Circa 14 Min Walk
- Local Amenities
- EPC Rating - B

£295,000

Leasehold













Property Description

Presenting this charming one-bedroom flat located on the desirable Clayponds Avenue. Built in 2010, this modern property offers a well-presented living space, making it an ideal choice for individuals or couples seeking a comfortable and stylish home.

Upon entering, you are welcomed into a light and bright reception room, creating an inviting atmosphere that is perfect for both relaxing and entertaining. The well-proportioned bedroom provides a peaceful retreat, offering a calm and comfortable space for rest.

The property further benefits from a contemporary bathroom, finished with modern fixtures and fittings, combining style with everyday practicality.

A standout feature of this flat is its excellent location. A wide range of local amenities, including shops, cafés and restaurants, are within easy reach. Gunnersbury Park is also just a short walk away, offering beautiful green spaces alongside the historic Gunnersbury House and Café. The area is well served by transport links, with Brentford Station providing direct access into Central London, as well as a variety of nearby bus routes.

Perfect for first-time buyers or investors, this modern flat offers a superb combination of comfort, convenience and location. An opportunity not to be missed.

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

Entrance

Kitchen / Reception
17'5" x 11'2"

Bedroom
12'4" x 9'10"

Balcony

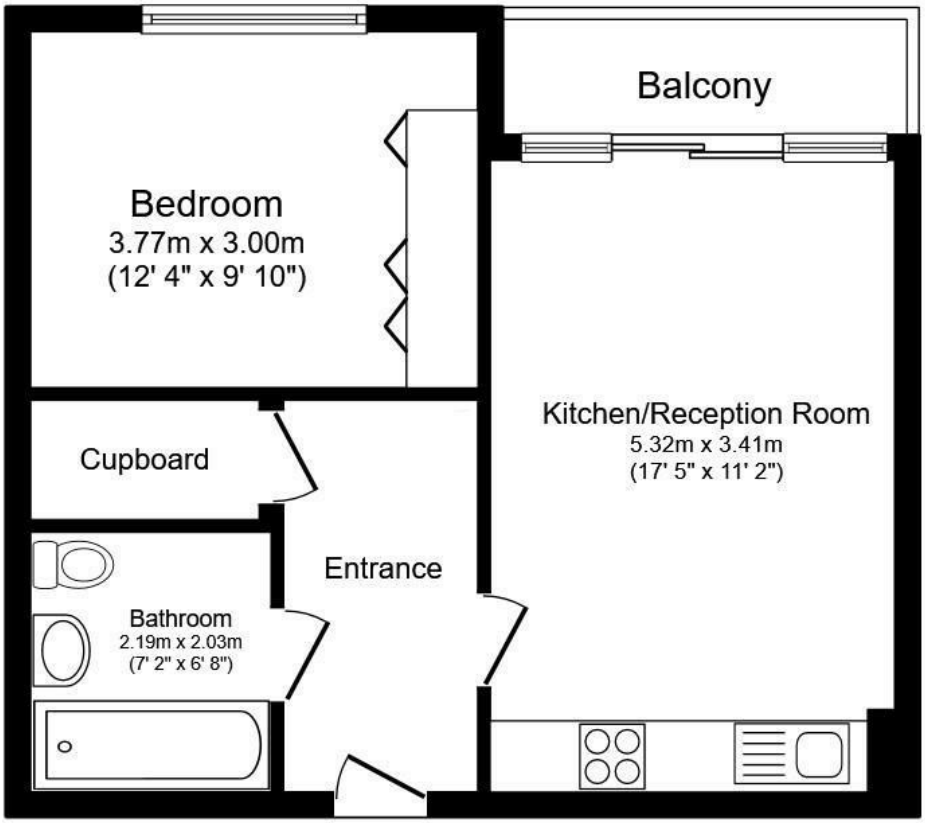
Bathroom
7'2" x 6'7"





Property Information

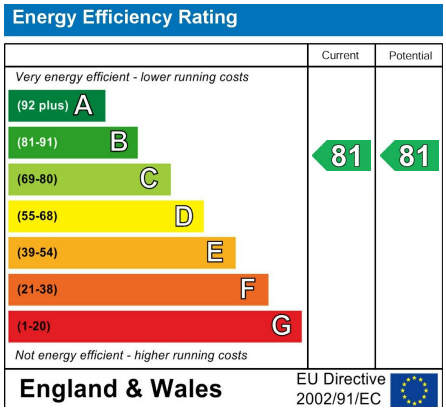
We have been informed by our Vendor of the following information:
Tenure: Leasehold
Term of Lease: 158 years from 29/06/2007 (approximately 139 years remaining)
Service Charge Approximately £3,287.86 per annum, reviewed annually by the Management Company
Ground Rent £329.78 per annum
London Borough of 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 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: Allocated Parking Space in Basement Car Park



Total floor area: 42.8 sq.m. (461 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