

QUILLIAM

Justin Close
Brentford

- Double Bedroom
- Bright Reception Room
- Modern Kitchen
- Shower Room
- Private Garage Included
- Brentford Dock
- Completed Chain
- Brentford Station Circa 0.6 miles
- Brentford High Street Circa 0.4 mile Walk
- Ideal for First Time Buyers, Ready to move in

£325,000

Leasehold













Property Description

A well-presented and modernised one-bedroom flat situated in the highly sought-after Brentford Dock development. Featuring a spacious double bedroom and a generous reception room, this property is ideal for first-time buyers or investors.

The flat benefits from natural light throughout, particularly in the double bedroom and the bright, spacious reception room, which flows seamlessly into the kitchen. The modern kitchen is well laid out and finished to a high standard, with stylish cabinetry and a sleek worktop. The shower room is also well finished, offering a contemporary and practical design.

Brentford Dock is a popular riverside location, just a short walk from Brentford High Street, providing a wide range of amenities including supermarkets, cafés, restaurants, pharmacies, opticians, and beauty salons. The area is well served by transport links, with regular bus routes to Chiswick, Ealing, and Isleworth. As well as easy access to the A4/M4, offering convenient routes to Heathrow Airport and Central London as the property benefits from an allocated parking space.

Residents also enjoy access to the Thames Path and nearby Syon Park. The Brentford Dock development itself offers peaceful green spaces, picnic areas, and a quiet riverside setting, making it an attractive and well-balanced place to live.

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.

Accommodation

Hallway

Reception Room
15'9" x 10'7"

Kitchen
14'0" x 5'11"

Bedroom
15'1" x 8'11"

Shower Room
6'7" x 5'5"

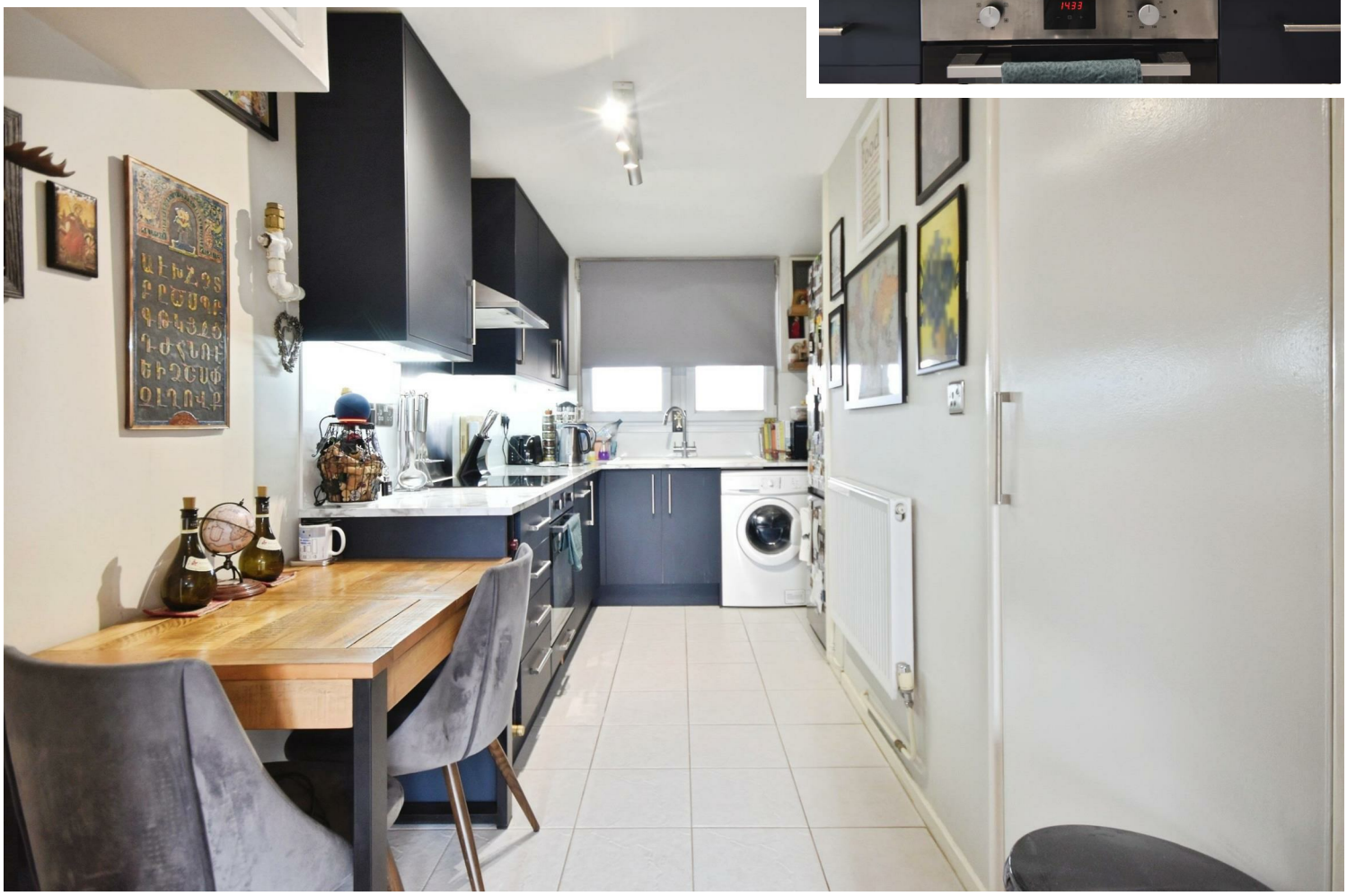


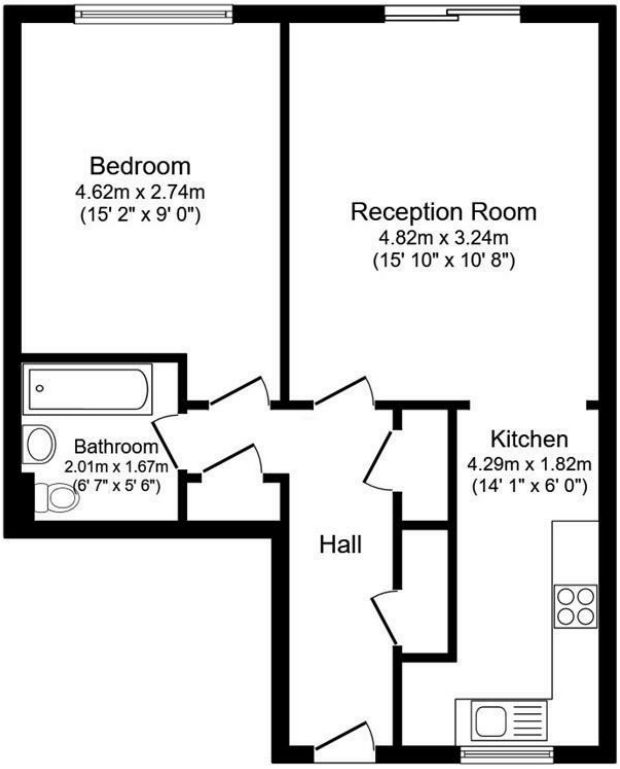




Property Information

We have been informed by our Vendor of the following information:
Tenure: Leasehold
Term of Lease: 999 years from 25/03/1978 (approximately 952 years remaining)
Service Charge £3,996 per annum, reviewed annually by the Management Company
Ground Rent £0 per annum
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 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: A private Garage is included in the property



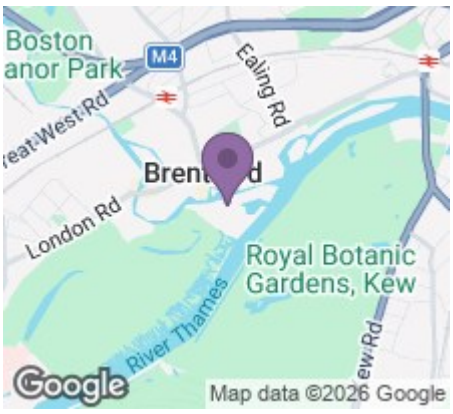


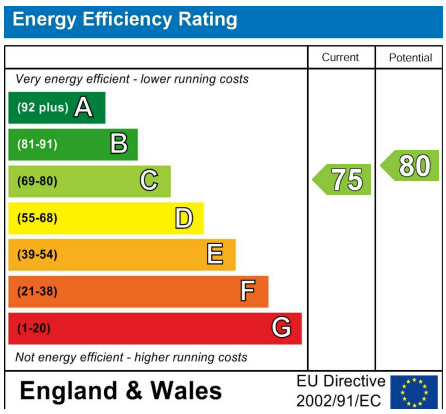
Second Floor

Floor area 58.1 sq.m. (625 sq.ft.)

Total floor area: 58.1 sq.m. (625 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