



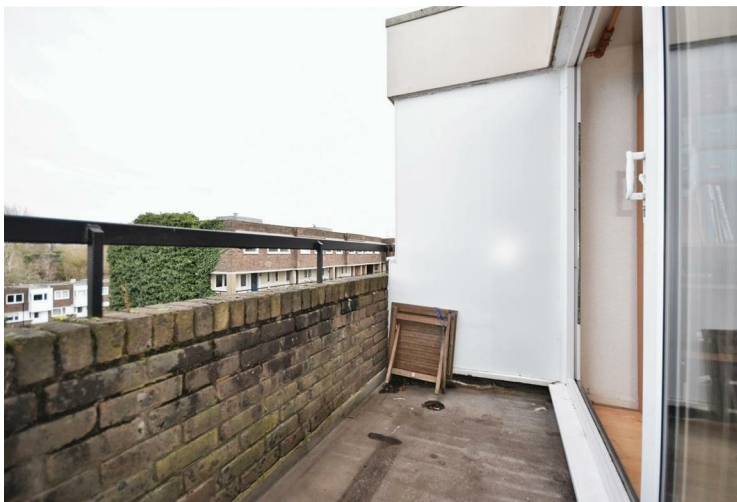
# QUILLIAM

Justin Close  
Brentford

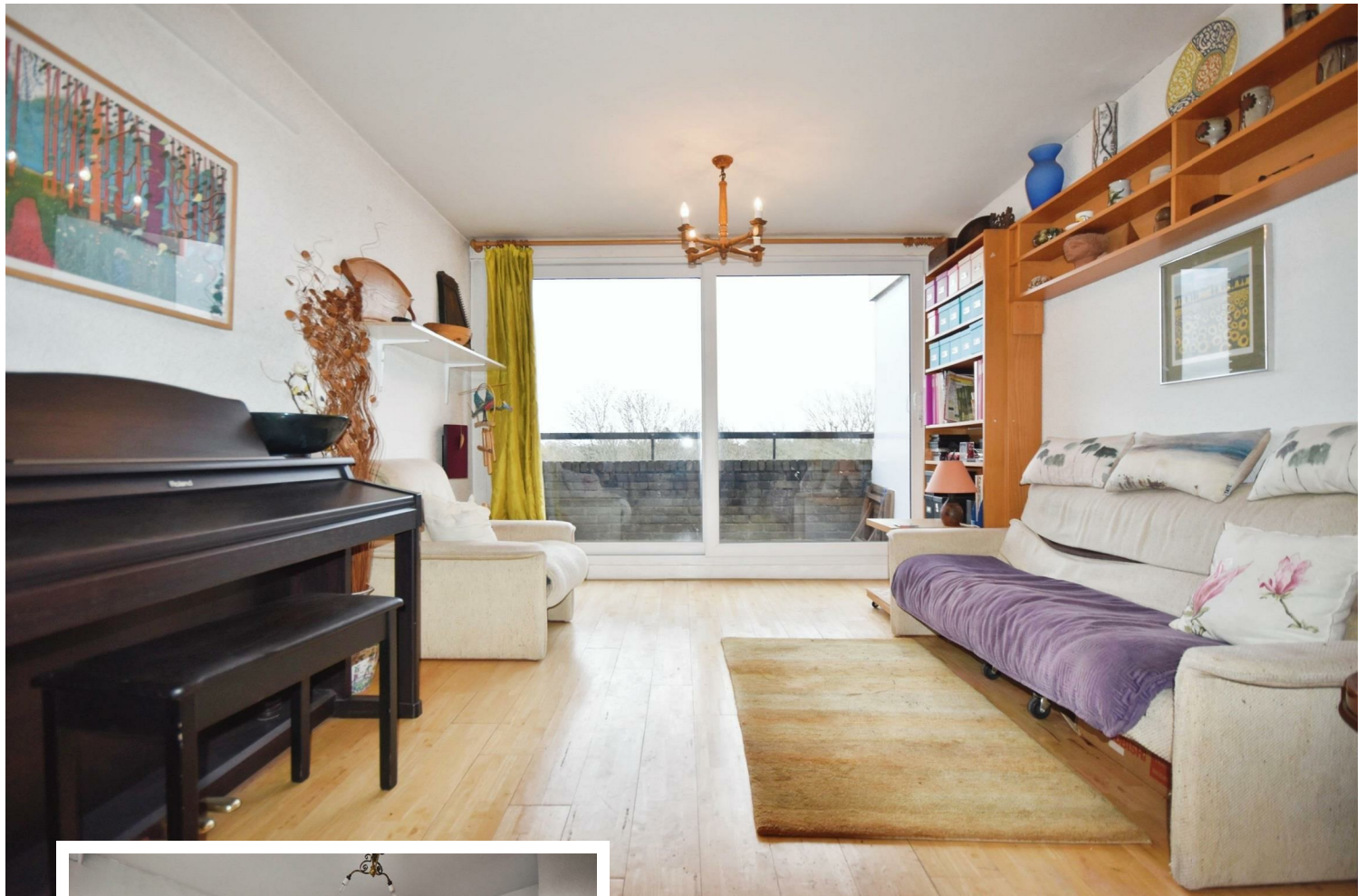
- Thames Views
- Top Floor
- Sought After Location
- Balcony
- EPC
- No Onward Chain
- Two Bedroom Flat
- Leasehold
- Built-In Storage
- Council Tax Band - D

**£399,950**

**Leasehold**







## Property Description

For sale is a charming property that offers a blend of a flat and maisonette, situated in a highly sought-after location. This dwelling, which requires some modernisation, presents a great opportunity for first-time buyers or investors seeking to inject their personal style into their new home.

The property comprises two spacious bedrooms, a single bathroom, a reception room and a balcony that is perfect for relaxing and enjoying a Thames View. The kitchen, equipped with built-in pantry, also boasts an inviting breakfast area.

One of the standout features of this property is the allocated parking space, a highly attractive quality for busy city dwellers. Being on the top floor, the flat also offers a fantastic viewpoint across the river Thames to the woodland edge of Kew Gardens and surrounded by communal gardens with a walkway along the Thames, Grand Union Canal and marina, providing a sense of tranquillity and seclusion from the hustle and bustle of the city below.

The location of this property is another of its strong points. It is well-connected with excellent public transport links, and offers a variety of local amenities, green spaces, and scenic walking routes. All of these combine to create a lifestyle of convenience and enjoyment, making it an even more appealing option for potential buyers.

The property falls under council tax band D. With the right vision and a touch of modernisation, this property has the potential to be a truly exceptional home or a profitable investment. The opportunity to own a property in this location and with these features is not to be missed.



# Accommodation

## Entrance

with good sized under stairs storage and stair access up to the residential floor.

## Reception Room

15'8" x 10'9"

with access to the balcony and views to the River Thames.

## Kitchen

15'5" x 7'9"

with enclosed storage.

## Landing

with storage cupboards and immersion heater cupboard.

## Bedroom One

11'10" x 10'11"

with inbuilt storage cupboard.

## Bathroom

7'2" x 5'6"

## Bedroom Two

15'4" x 8'10"

with view over the River Thames.

## Additional Information:

Tenure - Leasehold

Years Remaining - 998 years

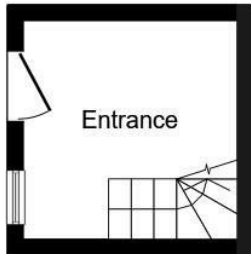
Service Charge - £5,364 pA

Ground Rent - £0

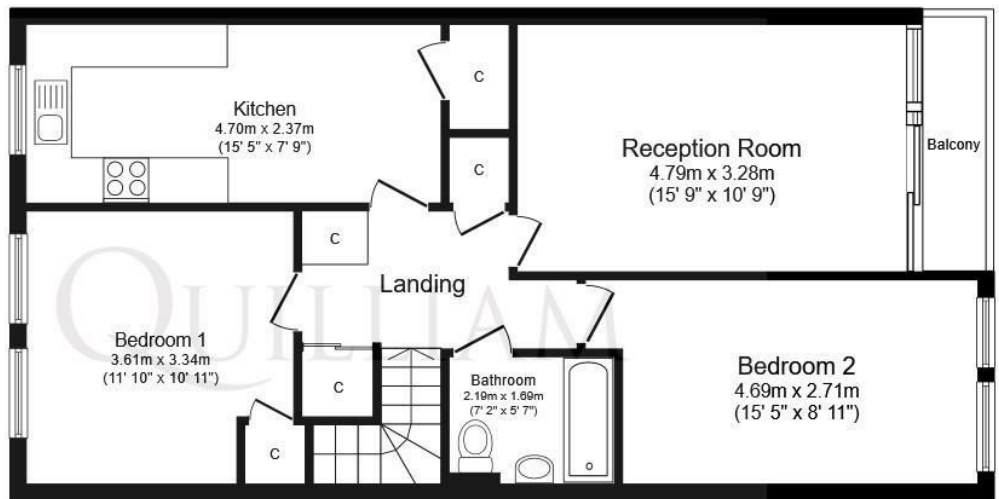
Council Tax Band - D

Parking Space - 261





**Third Floor**  
Floor area 8.2 sq.m.  
(88 sq.ft.)



**Fourth Floor**  
Floor area 73.5 sq.m. (791 sq.ft.)

**TOTAL: 81.7 sq.m. (880 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](http://www.Propertybox.io)

## Property Information



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	79
<b>England &amp; Wales</b> 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