QUILLIAM

Durham Wharf Drive
Brentford

- Penthouse
- Top Floor
- Two Balconies
- Two Private Parking Spaces
- Ready to Move In
- Water Views
- Tall Ceilings
- Immaculate
- Energy Performance Certificate = C
- Council Tax Band (2025-2026) = F

£825,000

Leasehol

Property Description

Quilliam are excited to present a rarely available three-bedroom Penthouse flat For Sale. The property comprises of three bedrooms, two bathrooms, two balconies and two private parking spaces, secure and accessible under Bowline Court just opposite.

The flat features an impressive open-plan reception area, characterised by large windows that not only allow an abundance of natural light but also offer tranquil canal views. The reception space elegantly flows out to a balcony, providing a perfect setting for relaxing or entertaining guests.

The modern kitchen is thoughtfully designed with a stylish kitchen island, ample natural light, and a dedicated breakfast area, making it a welcoming space for daily living. Two underground parking spaces add further convenience and security.

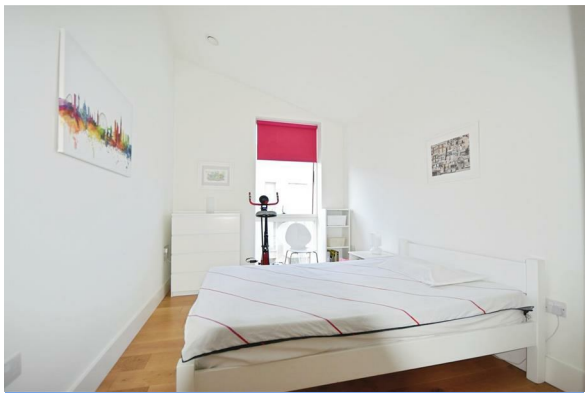
Accommodation comprises three generous double bedrooms. The principal bedroom benefits from an en-suite bathroom, ensuring comfort and privacy. Two well-appointed bathrooms enhance the property's appeal, each featuring a large shower, heated towel rail, and one built in storage.

Unique features such as two balconies present residents with additional outdoor living space, ideal for enjoying the surrounding water views. The property holds a 'C' rated EPC certificate and falls under council tax band F.

This property combines modern living with attractive amenities, all within close proximity to local parks. Brentford Mainline Station may now be accessed over the new Cornelius Foot Bridge and offers a good service to London Waterloo. Local bus routes offer various connections to underground stations and various destinations.

Early viewing is recommended to fully appreciate all that this exceptional flat has to offer.

Accommodation



ACCOMMODATION

Entrance Hall

Kitchen/Dining/Reception Room
33'7" x 15'10"

Balcony
32'3" x 5'9"

Bedroom One
18'6" x 10'5"

En-Suite
10'11" x 5'1"

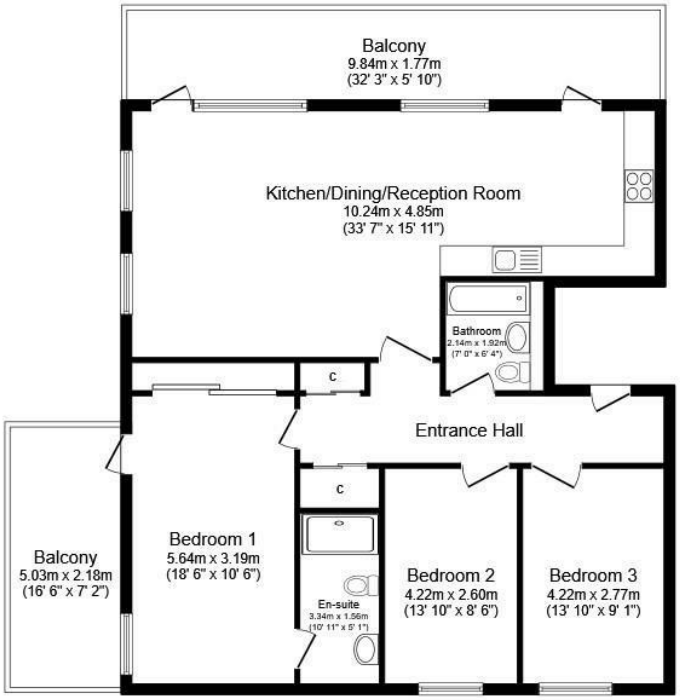
Balcony
7'1" x 16'6"

Bedroom Two
13'10" x 8'6"

Family Bathroom
7'0" x 6'3"

Bedroom Three
13'10" x 9'1"

PARKING
2 x Underground Secure Parking Spaces (Numbers 74 and 75)



Floor Plan

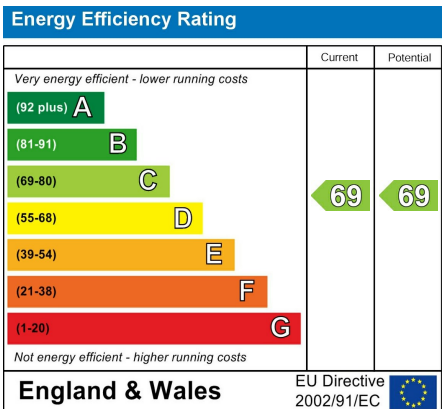
Floor area 110.8 sq.m. (1,193 sq.ft.)

Total floor area: 110.8 sq.m. (1,193 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

Property Information

Tenure – Leasehold
Years Remaining – 233 years
Service Charge - £6,500 pa (provided by the property owner and reviewed every April)
Ground Rent - £350 pa
Energy Performance Certificate Rating - C
Council Tax Band - F (£3,012.85 - The annual Council Tax charge has been supplied in good faith by the property owner and is for the period 2025/2026)



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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