

QUILLIAM

Durham Wharf Drive
Brentford

- Scenic Waterside Walks
- Generous Living Space
- Private Balcony
- Communal Garden Access
- Allocated Underground Parking
- Approx. 1,116 sq ft
- Modern Finishes
- Local Amenities
- (circa) 0.3 miles to Brentford Station
- (circa) 0.5 miles to Brentford High Street

£675,000

Leasehold













Property Description

A bright and beautifully presented three-bedroom flat in the picturesque Bowline Court, Brentford. Built in 2015, this impressive modern property offers 1,116 sq ft of well-designed living space, combining contemporary style with comfort and convenience. Situated within a RIBA award-winning building, it offers architectural appeal alongside modern living.

The accommodation comprises three generous double bedrooms, ideal for families, guests or those working from home. The spacious open-plan kitchen, dining and reception area provides a welcoming setting for entertaining and everyday living, with large windows overlooking the surrounding area. The double-aspect layout enhances the sense of space while allowing natural light to flow throughout.

The private balcony overlooks the communal garden, providing a peaceful spot to relax. Further benefits include a modern family bathroom, an en-suite to the principal bedroom, allocated underground parking, a separate laundry cupboard and a large walk-in storage cupboard off the hallway.

Ideally located close to the canal, the property offers easy access to scenic waterside walks, local amenities and transport links. Combining generous living space, excellent storage and a desirable waterside setting, this fantastic flat presents an excellent opportunity to enjoy all that Brentford has to offer.

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. 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

Hall

Kitchen / Dining/ Reception
21'7" x 14'5"

Balcony
20'7" x 5'1"

Bedroom One
16'0" x 11'9"

En-Suite
7'4" x 5'6"

Bedroom Two
14'1" x 9'6"

Bedroom Three
14'1" x 7'10"

Bathroom
7'1" x 6'7"

Underground Allocated Parking Space

Communal Garden

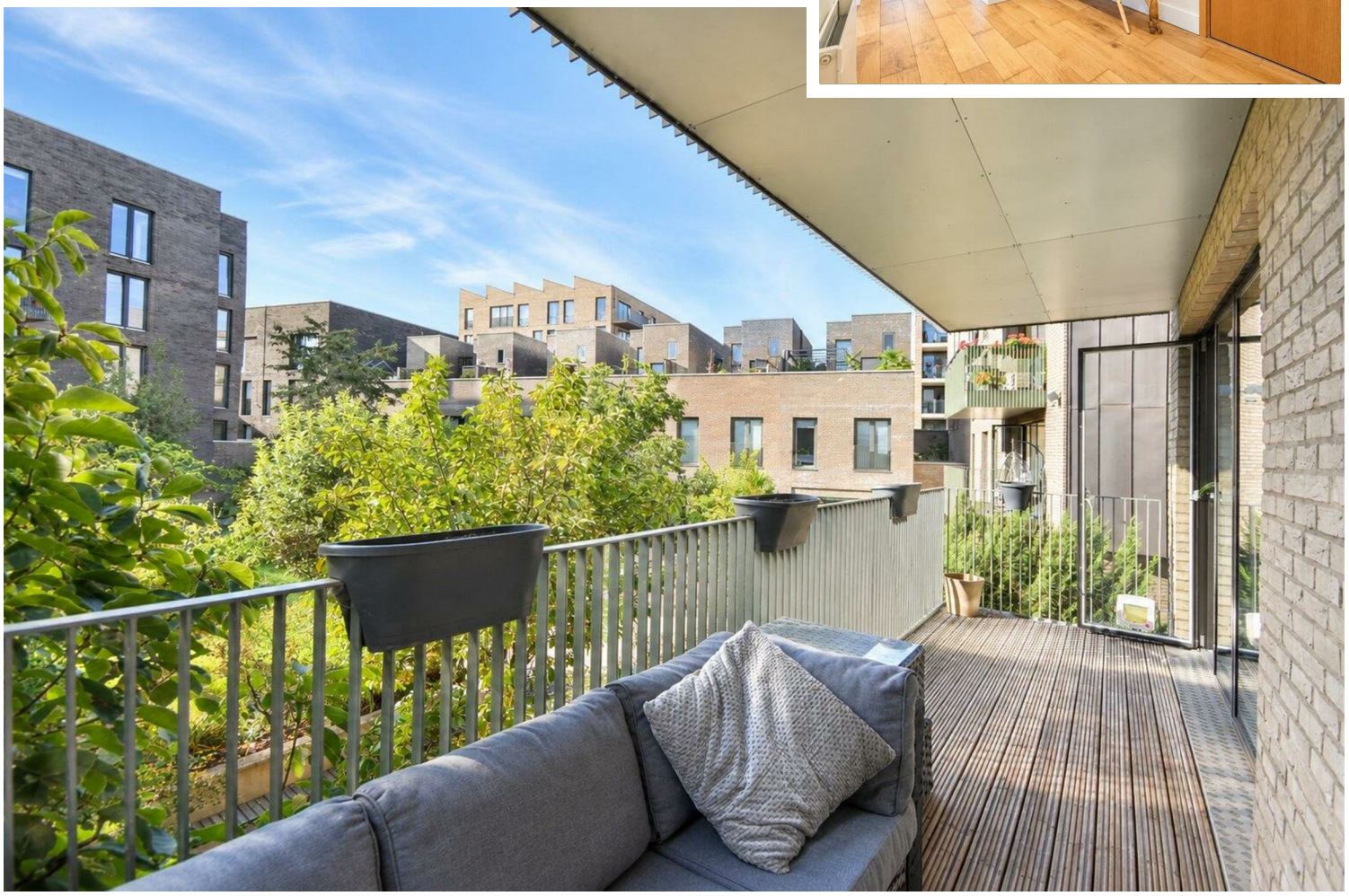


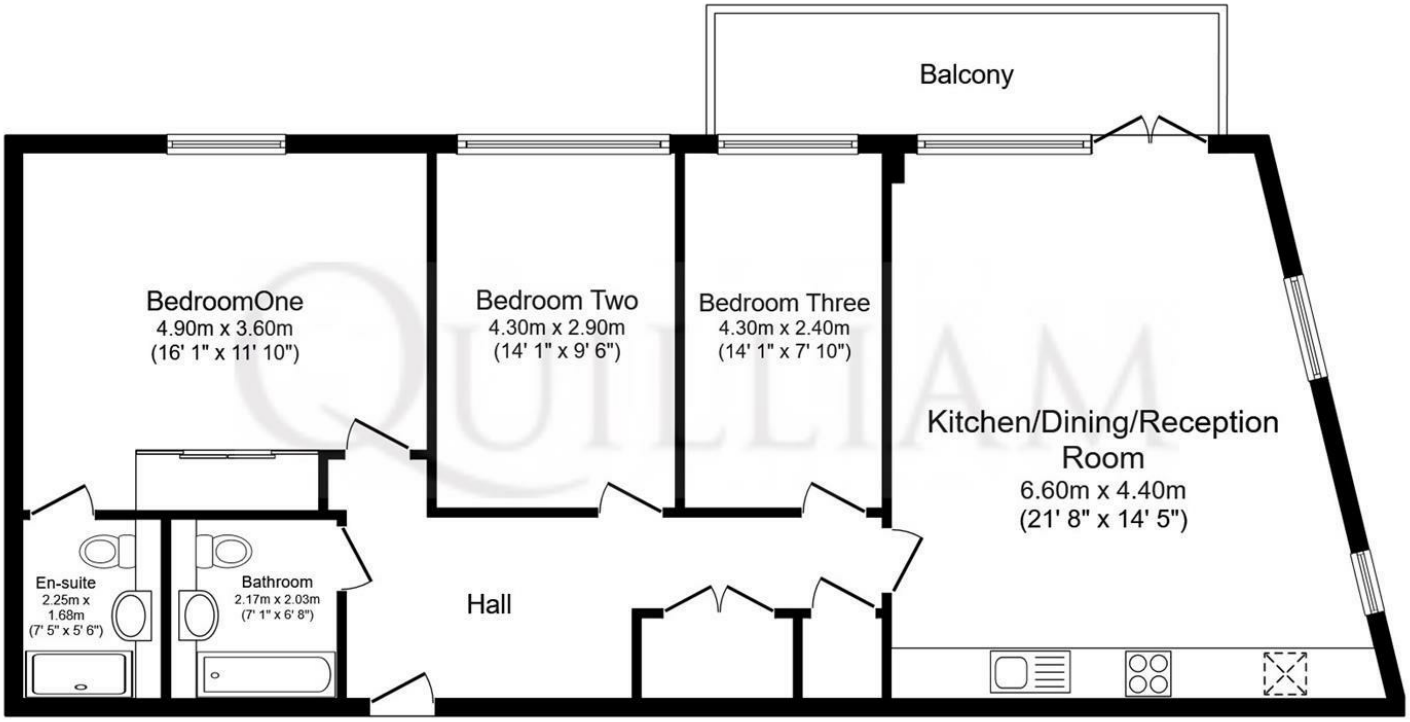




Property Information

We have been informed by our Vendor of the following information:
Tenure: Leasehold
Term of Lease: 250 years from 01/09/2008 (approximately 232 years remaining)
Service Charge £5,753.48 per annum, reviewed annually by the Management Company
Ground Rent £350 per annum
Parking Space Service Charge £724.26 per annum
EPC (Energy Performance Certificate) Rating: B
London Borough of Hounslow Council Tax Band: F
Council Tax Payable for 2026/27 £3,156.92 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.
Parking: Allocated Parking Space D3 in Underground Car Park, in Dorey House. Comes with the property as part of the Leasehold.

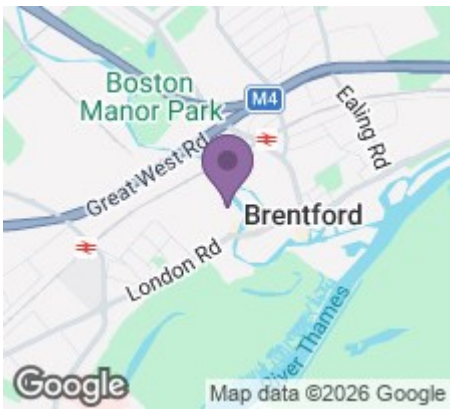


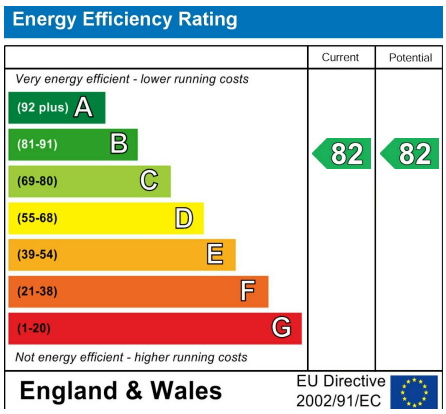


First Floor

Total floor area: 103.6 sq.m. (1,116 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