



# QUILLIAM

Lateward Road  
Brentford

- No Onward Chain
- Bright reception Room
- Private Balcony
- One Double Bedroom
- Light Bathroom
- Communal Garden
- Exterior Storage Cupboard
- Proximity to Green Spaces
- Council Tax Band: C
- Brentford Station Circa 10 Min Walk

**£300,000**

**Leasehold**





## Property Description

Nestled on tranquil Lateward Road in Brentford, this charming flat offers a peaceful and inviting place to call home. Presented to the market with no onward chain, it provides an excellent opportunity to update and tailor the space to your own taste.

The property features a well proportioned double bedroom designed for comfort and relaxation. The bright reception room opens onto a private balcony, creating a welcoming setting for everyday living and offering pleasant views of the surrounding area. A blend of modern convenience and character gives the flat a warm, homely feel.

Residents benefit from access to a communal garden, ideal for unwinding outdoors or socialising with neighbours. Within this shared space is an external storage cupboard, complementing the additional storage found both inside the flat and just outside the front door. The quiet location is perfectly balanced by close proximity to local amenities, with St Paul's Recreation Ground just moments away; an ideal spot for walks, picnics, and outdoor activities.

Transport connections are excellent, with multiple bus routes nearby and Brentford Station only a 10 minute walk away, providing fast links into central London. This property is a fantastic opportunity for first time buyers or those looking to downsize, offering comfort, convenience, and a strong sense of community. A delightful home ready for its next chapter.



### 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**

14'1" x 11'9"

**Balcony**

7'10" x 2'4"

**Kitchen**

9'10" x 7'10"

**Bedroom**

13'11" x 8'11"

**Bathroom**

9'10" x 5'5"

**Exterior Storage Cupboard**



# Property Information

We have been informed by our Vendor of the following information:

Tenure: Leasehold

Term of Lease: 125 years from 22/05/1989 (approximately 88 years remaining)

Service Charge £897.95 per annum, reviewed annually by the Management Company

Ground Rent £10 per annum

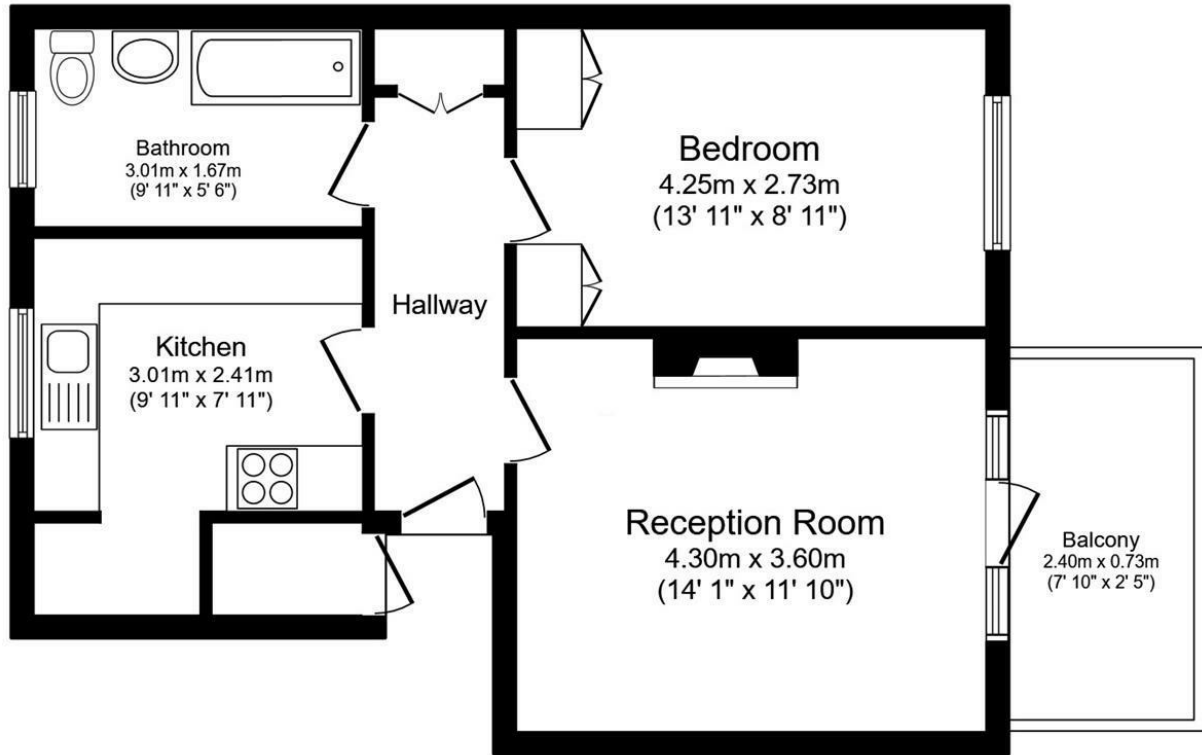
London Borough of Hounslow Council Tax Band: C

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 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: Parking Permit to be obtained through the council



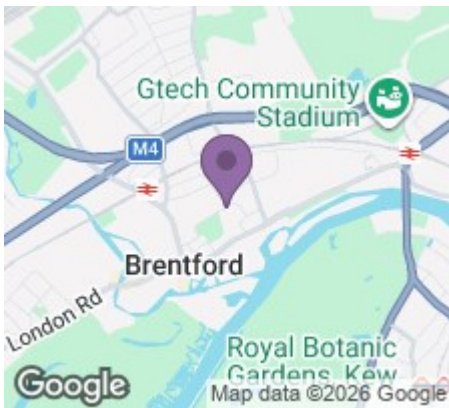


**First Floor**

Floor area 50.0 sq.m. (538 sq.ft.)

Total floor area: 50.0 sq.m. (538 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



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>		75	75
(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			
<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