



# QUILLIAM

Justin Close  
Brentford

- Immaculately Presented
- No Onward Chain
- Long Lease
- Allocated Parking Space
- Gated River Walks
- Hot Water & Heating Included

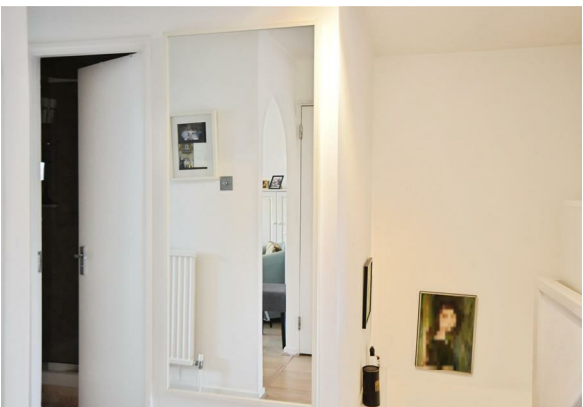
- Two Bedroom Apartment
- Private Balcony
- Double Glazed Windows
- Share Of The Freehold (upon completion)

**£425,000**

**Leasehold**







## Property Description

Quilliam are excited to market this spacious two-bedroom maisonette apartment, which offers a rare blend of riverside tranquillity, architectural heritage, and modern convenience.

The property benefits from two well-proportioned bedrooms, a bright reception room opening onto a private balcony, and a separate fitted kitchen — perfect for those who value both comfort and functionality. An allocated parking space is included, providing additional ease for residents.

The annual service charge of £6,056 offers great value, covering heating and hot water, as well as the meticulous maintenance of the estate's landscaped grounds and communal areas.

Designed in the 1970s by renowned architect Sir Roger Walters, Brentford Dock was built on the site of Isambard Kingdom Brunel's 19th-century docklands, a piece of local history that gives the development its unique charm and strong community character. The estate is beautifully positioned between the River Thames and the Grand Union Canal, offering residents a peaceful waterfront setting with scenic walking routes and a private marina.

Ideally located, Brentford High Street is only a short stroll away, providing easy access to an array of shops, cafés, and restaurants, while Brentford Station and major road links (A4/M4) ensure fast connections into central London and beyond.

This well-presented apartment represents an ideal home for professionals, downsizers, or anyone seeking a secure, well-managed riverside residence in one of West London's most distinctive and historic developments.



# Accommodation

Entrance  
8'0" x 5'6"

Reception Room  
16'1" x 10'9"

Balcony

Kitchen  
15'3" x 7'9"

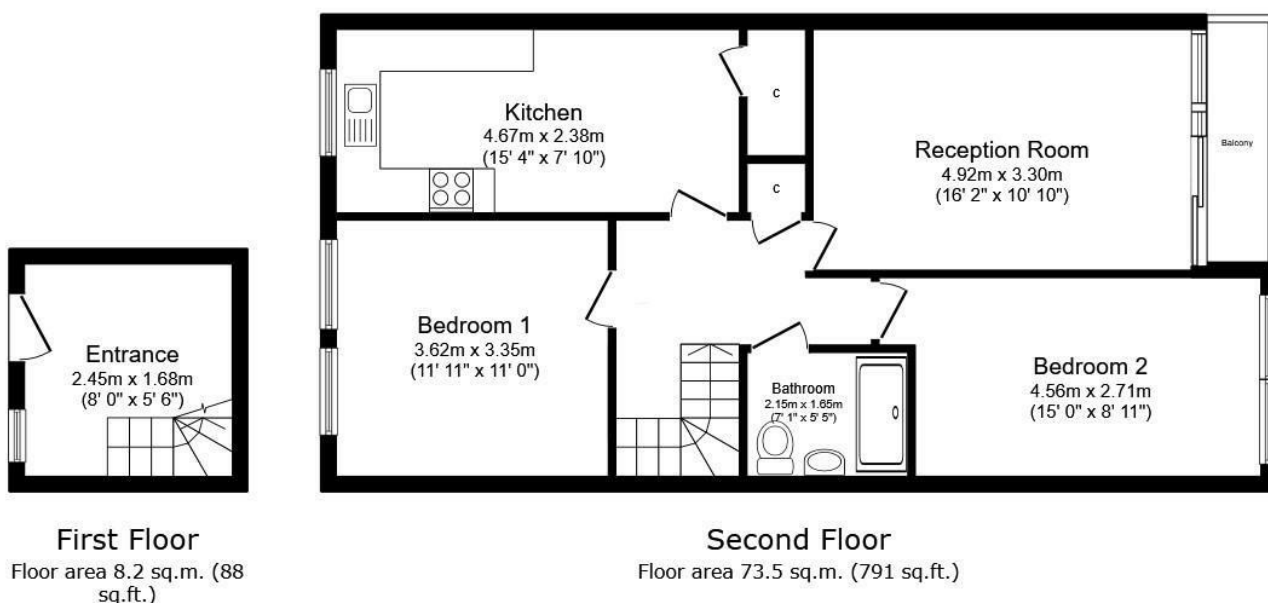
Bedroom One  
11'10" x 10'11"

Bathroom  
7'0" x 5'4"

Bedroom Two  
14'11" x 8'10"

Parking:  
Allocated Parking Space: 317  
Permit Parking Available via Brentford Dock Office





## Property Information

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

Tenure: Leasehold

Term of Lease: 952 years from (approximately years remaining)

Service Charge £6,056 per annum, reviewed annually by the Management Company (advised by vendor)

Ground Rent £0 (peppercorn) per annum

Parking Space - 317 (Allocated Parking Space)

London Borough of Hounslow Council Tax Band: D

Council Tax Payable for 2025/26 £2,085.82 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.



| 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>                                   | 74      | 79        |
| (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