

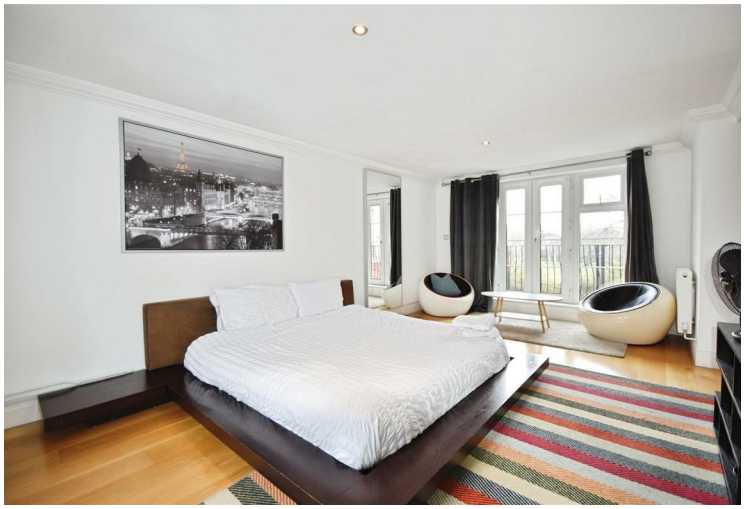
QUILLIAM

London Road
Brentford

- Three Double Bedrooms
- Large Reception Room
- Spacious Kitchen
- Close Proximity to Syon Park
- High Street Circa 7 min walk
- No Onward Chain
- Balcony - Syon Park Views
- Walk in Wardrobe
- En-suite and Walk in Wardrobe
- Off Street Parking - Allocated

£600,000

Leasehold

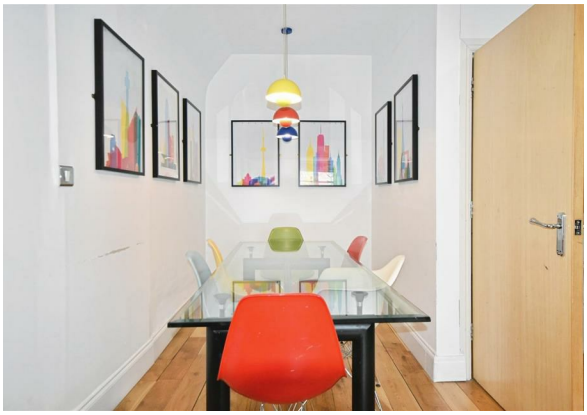












Property Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £600,000

Beautifully presented three-bedroom home, offering a comfortable blend of space and modern living. The property features three generous double bedrooms, including a principal suite with en-suite, walk-in wardrobe and balcony, alongside a spacious open-plan kitchen and reception area.

Disclaimer
Information provided in this listing is for general guidance only and should be verified before proceeding.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

Accommodation

Hall

Ceiling Height (Downstairs)
7'4"

Bedroom One
18'7" x 11'7"

Dressing Room
9'10" x 5'6"

En-suite
9'10" x 5'6"

Bedroom Two
10'11" x 9'10"

Bedroom Three
10'11" x 9'9"

Bathroom
6'3" x 5'4"

Ceiling Height (Upstairs)
8'9"

Landing

Lounge
20'0" x 16'2"

Kitchen
13'4" x 13'3"



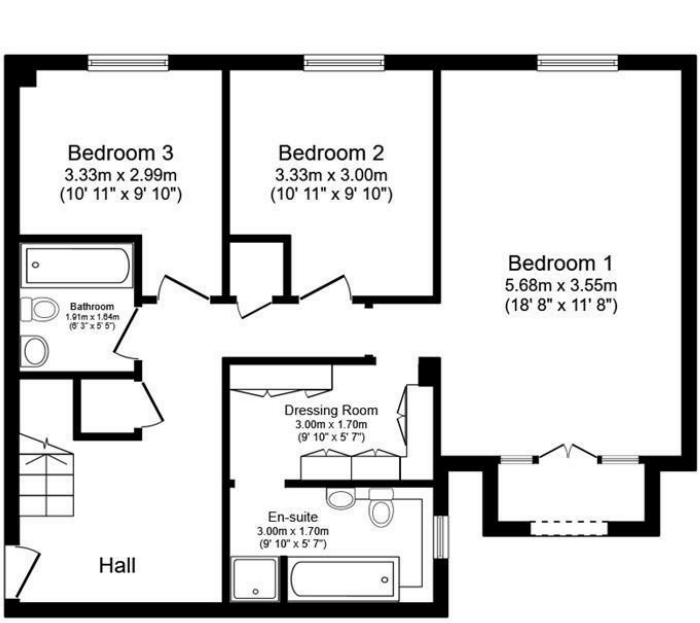




Property Information

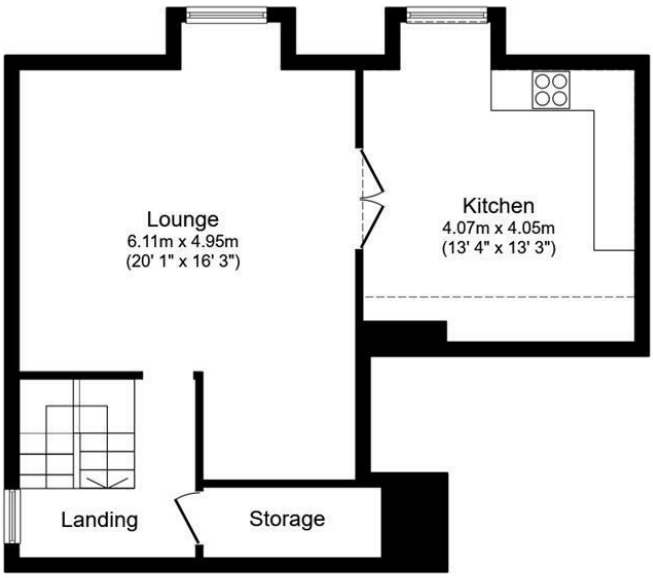
We have been informed by our Vendor of the following information:
Tenure: Leasehold
Term of Lease: 999 years from 25/12/2001 (approximately 974 years remaining)
Service Charge £3,100 per annum, reviewed annually by the Management Company
Ground Rent £300 per annum
London Borough of Hounslow Council Tax Band: D
Council Tax Payable for 2026/27 £2,185.56 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: Off street parking, allocated space number 7.





Ground Floor

Floor area 70.5 sq.m. (759 sq.ft.)



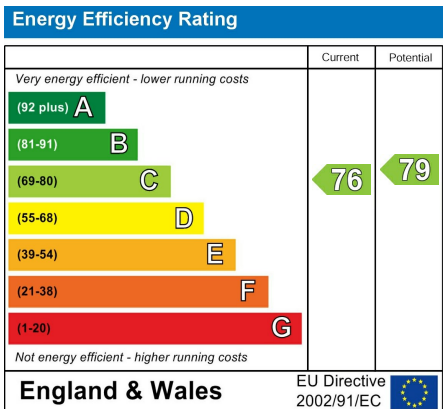
First Floor

Floor area 55.0 sq.m. (592 sq.ft.)

Total floor area: 125.5 sq.m. (1,351 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