



# QUILLIAM

16 Mafeking Avenue  
Brentford

- Victorian Terraced Property
- Period Features
- Ground Floor Maisonette
- High Ceilings
- Bright Reception
- Modern Fitted Kitchen
- Shared Garden
- Watermans Park Circa 5 Min Walk
- Brentford Station Circa 11 Min Walk
- Brentford High Street Circa 7 Min Walk

**£375,000**

**Leasehold**





## Property Description

Located on the charming Mafeking Avenue, this Victorian ground-floor maisonette blends late-19th-century character with the comfort of modern living. The home offers a welcoming sense of history while providing the practicality and ease that suit today's lifestyles.

The spacious reception room is a standout feature, with high ceilings and generous windows that flood the space with natural light. A couple of steps lead down to the kitchen, creating a subtle split-level feel that adds to the property's charm. The bedroom offers a peaceful retreat, while the bright bathroom enhances the home's fresh, uplifting atmosphere. Period details throughout highlight its Victorian heritage, adding warmth and personality at every turn.

The ground-floor position provides effortless access, and the shared garden offers a lovely outdoor escape; perfect for enjoying a quiet morning coffee or soaking up the sunshine.

Situated in Brentford, the maisonette sits within a vibrant community known for excellent transport links, local amenities, and plentiful green spaces. Brentford Station is just over a 10-minute walk away, offering convenient routes into central London, and multiple bus services run through the area. The high street is less than 10 minutes on foot, providing a selection of local shops and cafés. For those who enjoy the outdoors, the Thames Path is only a short stroll away, along with green spaces such as Watermans Park; offering the ideal balance of nature and city living.

This home presents a wonderful opportunity for anyone seeking character, comfort, and convenience in a highly sought-after location.

# Accommodation

Hall

Reception  
13'1" x 12'7"

Bedroom  
11'0" x 10'6"

Kitchen  
10'5" x 10'2"

Bathroom  
10'5" x 6'2"



## Property Information

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

Tenure: Leasehold

Term of Lease: 189 years from 25/03/2003 (approximately 166 years remaining)

Service Charge £0 per annum, reviewed annually by the Management Company

Ground Rent £0 per annum

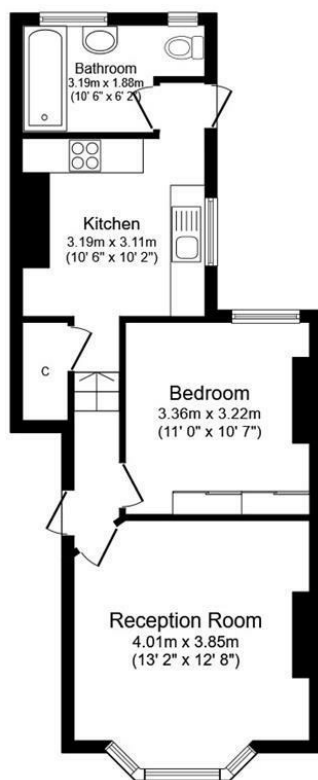
London Borough of Hounslow Council Tax Band: C

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: Street Parking, Permit Required





### Ground Floor

Floor area 49.2 sq.m. (529 sq.ft.)

Total floor area: 49.2 sq.m. (529 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>                            |  | 73                      | 78        |
| (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