

QUILLIAM

Justin Close
Brentford

- Brentford Dock Marina
- Two Double Bedrooms
- Spacious Reception
- Private Balcony/Terrace
- Kitchen
- Bathroom & Separate WC
- No Onward Chain
- Suitable for modernisation/updating
- First Floor with Lift Service
- Allocated Parking Space

£325,000

Leasehold













Property Description

A first floor two double bedroom apartment located within Brentford Dock, a highly sought-after waterside development, offered to the market with no onward chain.

The property comprises two bright double bedrooms, a spacious reception room with access to a private balcony, a kitchen, and a separate bathroom and WC. It presents an excellent opportunity for modernisation and personalisation to suit a range of tastes. Ideal for buyers looking to put their own stamp on a home.

Brentford Dock is a vibrant community and a truly unique place to live. Its mature, well-maintained communal grounds lead directly to the River Thames and the Grand Union Canal. Residents enjoy access to a picnic and barbecue area, while the on-site boat marina offers leisure moorings to rent (subject to availability).

Additional benefits in this popular location include an on-site management office, 24-hour security, residents' club room, convenience store, and (for an additional fee) the option to obtain a pass for private gated access into Syon Park. Communal heating and hot water are included within the service charge.

The property also comes with an allocated parking space.

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

Bedroom One
14'10" x 11'1"

Bedroom Two
14'10" x 8'7"

Reception Room
14'7" x 14'5"

Kitchen
15'4" x 9'10"

Bathroom

WC

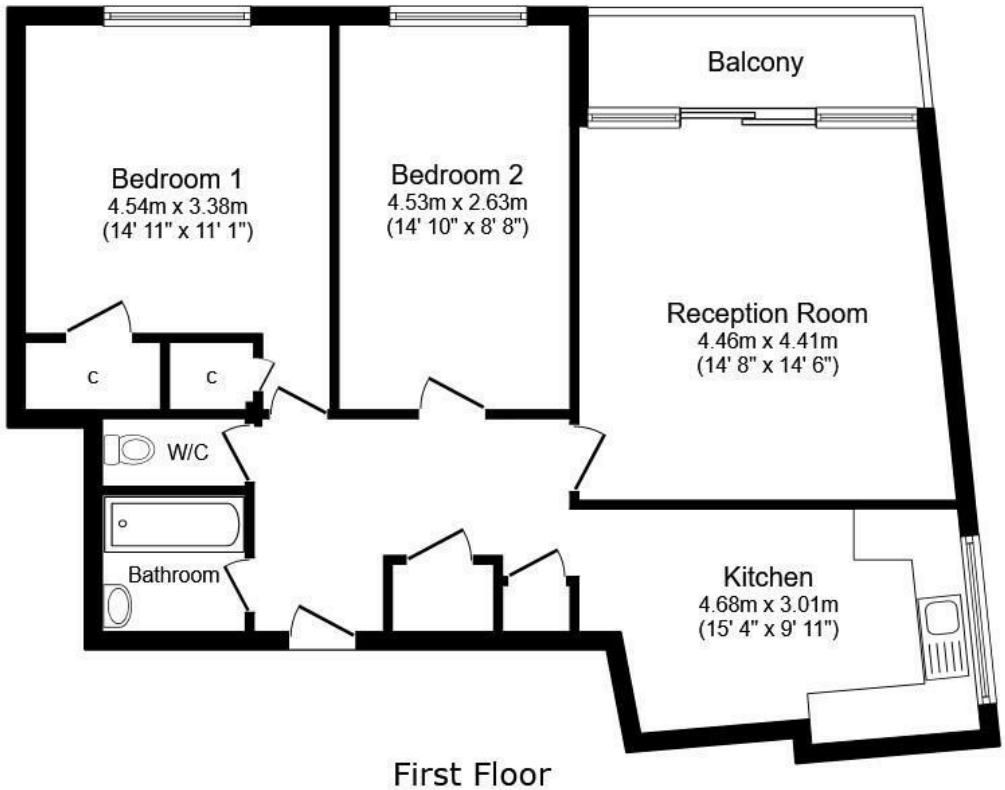




Property Information

We have been informed by our Vendor of the following information:
Tenure: Leasehold
Term of Lease: Current Lease 999 years from 25/03/1978 (approximately 951 years remaining)
Service Charge £5,796 per annum, reviewed annually by the Management Company
Ground Rent £0 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:
Parking Space - 213



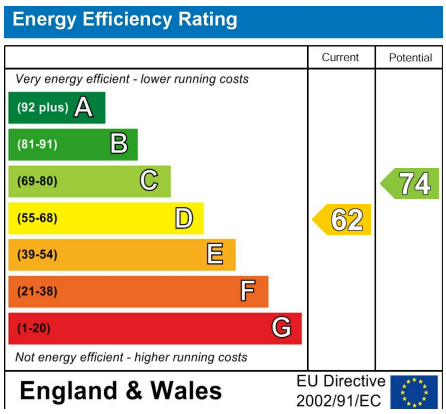
First Floor

Floor area 74.7 sq.m. (804 sq.ft.)

Total floor area: 74.7 sq.m. (804 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