

QUILLIAM

Mafeking Avenue
Brentford

- Rear Garden with Own External Staircase
- Freehold Included With FFF Leasehold
- Approx. 550 sq ft
- Loft Potential
- Recently Redecorated
- No Onward Chain
- Victorian Period Conversion
- Permit Parking Available
- (circa) 0.5 miles to Brentford Station
- (circa) 0.5 miles to Brentford High Street

£395,000

Freehold













Property Description

A bright and well-presented one-bedroom first-floor flat, forming part of an attractive Victorian period conversion on Mafeking Avenue in Brentford. The property combines period character and generous living space with a private rear garden, reached by its own external staircase.

The accommodation includes a light and spacious reception room with a bay window, a well-proportioned double bedroom, kitchen and bathroom, with a total floor area of approximately 550 sq ft. The first-floor position offers a good balance of privacy while retaining the character of the period conversion.

The flat is sold with the freehold of the building. This means the purchaser will receive ground rent from the ground floor flat and can extend their own lease without paying a premium to an outside landlord. It is offered with no onward chain, making it an appealing opportunity for a first-time buyer or investor.

Mafeking Avenue is well placed for the shops, restaurants and transport links of Brentford, with green spaces nearby.

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.
Photography Disclaimer: Some property photographs have been professionally enhanced using AI-assisted editing to improve lighting, exposure, colour and clarity. No material features of the property have been added, removed or altered. Images are intended to provide a fair and accurate representation of the property.

Accommodation

Landing
11'0" x 5'1"

Reception
15'7" x 13'1"

Bedroom
11'0" x 10'0"

Kitchen
10'3" x 8'10"

Bathroom
7'0" x 5'5"

Garden



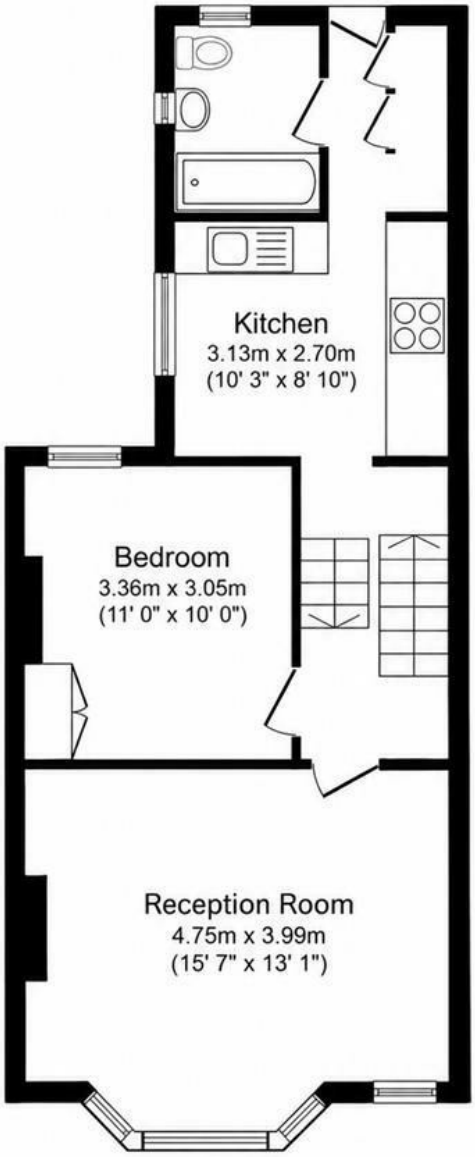




Property Information

We have been informed by our Vendor of the following information:
Tenure: Leasehold sold with the Freehold of the building included
Term of Lease: As the purchaser will also own the freehold, the lease can be extended without paying a premium to an outside landlord.
Currently 99 years from 25/06/1988 (approximately 61 years remaining)
Service Charge: None. Buildings insurance and building works are shared 50:50 with the ground floor flat.
Ground Rent: None payable. The freehold provides ground rent income of £100 per annum from the ground floor leaseholder.
EPC (Energy Performance Certificate) Rating: C
London Borough of Hounslow Council Tax Band: C
Council Tax Payable for 2026/27 £1,942.72 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



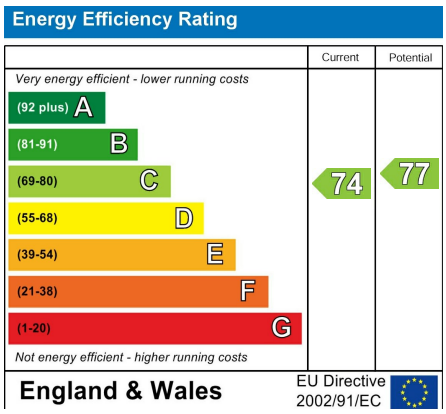


First Floor

Total floor area: 51.1 sq.m. (550 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