QUILLIAM

Layton Road
Brentford

- Edwardian Period Property
- Two Bedrooms
- Bright Open Plan Living Room
- Open Plan Kitchen/Dining
- High Ceilings
- Private Garden
- Recently Modernised
- Ready To Move In
- Brentford Station Circa 7 Min Walk
- Excellent Links with A4/M4

£350,000

Leasehold

Property Description

Nestled on the charming Layton Road in Brentford, this delightful Edwardian flat beautifully blends period character with thoughtful modern updates. Recently refurbished and offered with no onward chain, it's an ideal choice for first-time buyers or anyone seeking a smooth, ready-to-move-in purchase.

Upon entering, you're welcomed by a bright and spacious principal bedroom, featuring high ceilings and generous windows that fill the room with natural light. A well-placed shower room serves both bedrooms and the living areas, ensuring easy movement throughout the home.

At the heart of the property lies an inviting open-plan kitchen, dining, and reception space. This modern layout creates a warm, sociable environment; perfect for hosting friends or enjoying relaxed evenings at home.

One of the standout features is the private garden, a rare luxury in this part of London. Whether you're unwinding with a morning coffee, tending to plants, or hosting summer barbecues, this tranquil outdoor retreat adds exceptional value to the property.

Brentford Station is just a seven-minute walk away, offering excellent transport links into central London and beyond. For drivers, easy access to the A4 and M4 ensures smooth travel across the city and out toward the west.

This flat presents a wonderful opportunity to own a piece of Edwardian charm within a vibrant, well-connected community. With its modern upgrades, private outdoor space, and desirable location, it's sure to appeal to buyers seeking comfort, style, and convenience.

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

Hallway

Kitchen / Diner / Reception
16'1" x 10'5"

Bedroom One
13'6" x 11'5"

Bedroom Two
9'5" x 7'6"

Shower Room
8'1" x 3'5"

Garden

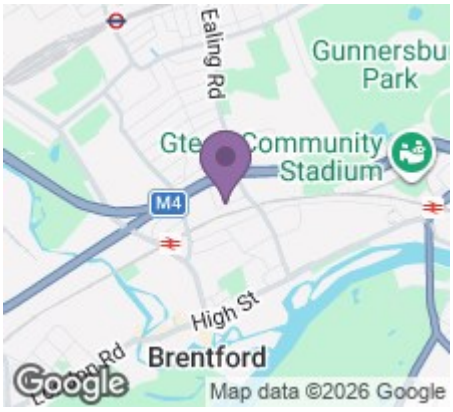
Property Information

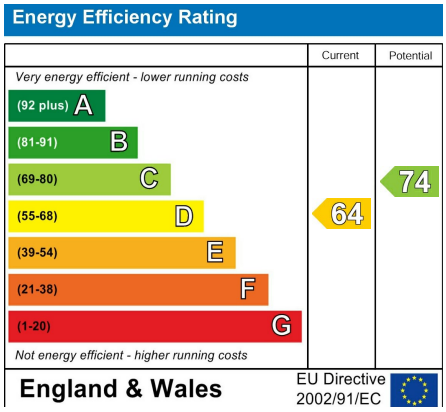
We have been informed by our Vendor of the following information:
Tenure: Leasehold
Term of Lease: 125 years from 01/01/2010 (approximately 109 years remaining)
Service Charge £0 per annum, reviewed annually by the Management Company
Ground Rent £250 per annum
Additional Charges: 50% shared of building insurance with upper floor flat
EPC (Energy Performance Certificate) Rating: D
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: Resident Permit Parking, to be obtained through the council

Floor Plan

Total floor area: 44.5 sq.m. (479 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