



# QUILLIAM

Field Lane  
Brentford

- Low Service Charge
- Reception Room
- Fitted Kitchen
- Bike Storage
- Designated Shared Garden
- Two Bedrooms
- East & West Facing Balcony's
- Bespoke Furniture
- Transport Links
- \*Lease Extension Available\*

**Asking Price £350,000**





## Property Description

Quilliam are delighted to present this well presented two double bedroom apartment in Brentford.



This property comprises two double light and bright bedrooms, a modern family bathroom and a spacious reception room with a fireplace and dining space as well as doors leading to a balcony overlooking the quiet green and morning sun.



To the rear is a fitted kitchen with ample storage and an additional balcony benefitting from evening sun.

This property further benefits from a designated section of a shared garden and a lock up on the ground floor which has space for two bikes.



Well located off London Road between Brentford and Syon Lane mainline stations. Bus stops at the top of the road offer easy access to local destinations and more transport links. Brentford High Street is a short walk where the south side is undergoing a massive and exciting redevelopment.

**Reception Room**  
15'5" x 10'9"

**Kitchen**  
12'9" x 8'2"

**Bedroom One**  
12'5" x 9'6"

**Bedroom Two**  
12'1" x 9'2"

**Bathroom**

**Balcony One**

**Balcony Two**

### **Additional Information**

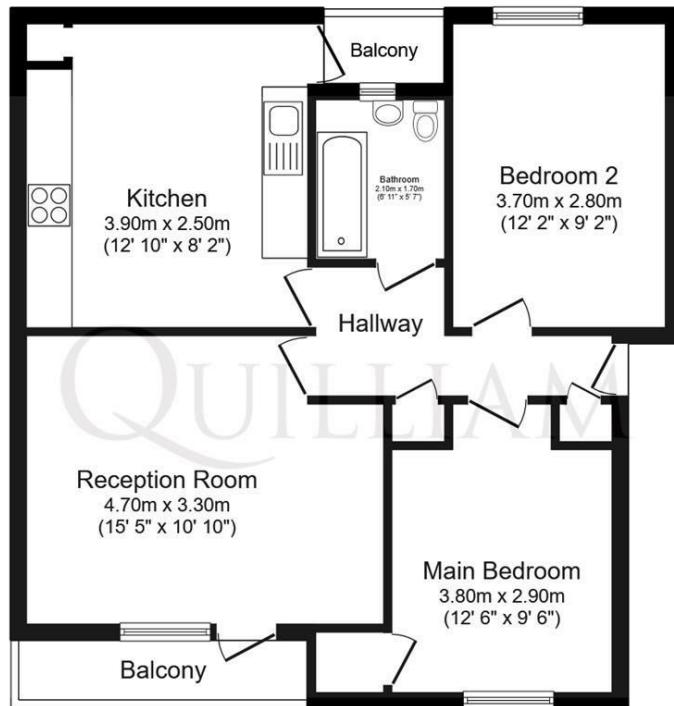
Council Tax Band: C, London Borough of Hounslow

Tenure: Leasehold

Service Charge: £1,150.48 pa

Ground Rent: £10pa





**Floor Plan**

Floor area 65.3 m<sup>2</sup> (702 sq.ft.)

**TOTAL: 65.3 m<sup>2</sup> (702 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](http://www.Propertybox.io)



| Energy Efficiency Rating                                   |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A |                         |           |
| (81-91) B  |                         |           |
| (69-80) C  |                         |           |
| (55-68) D  |                         |           |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| Not energy efficient - higher running costs                |                         |           |
| England & Wales  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                 |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) A |                         |           |
| (81-91) B  |                         |           |
| (69-80) C  |                         |           |
| (55-68) D  |                         |           |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                |                         |           |
| England & Wales  | EU Directive 2002/91/EC |           |

**QUILLIAM**

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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