

QUILLIAM

The Ham
Brentford

- Water Views
- Low Service Charge
- Private Parking Space
- Long Lease
- Communal Gardens
- Private South West Facing Balcony
- Excellent Decoration
- Ready to Move In
- Spacious Rooms
- Second Floor Apartment

£400,000

Leasehold













Property Description

Situated next to the Grand Union Canal in Shire Place, Brentford. Quilliam are excited to present this beautifully presented two-bedroom apartment offers stylish modern living in an increasingly sought-after Brentford location.

The property is well decorated throughout and features a bright, spacious living area with access to a south-west facing balcony, providing an excellent space to enjoy the afternoon and evening sunshine while overlooking the surrounding waterside setting.

There are two well-proportioned double bedrooms and a modern bathroom, making the apartment well suited to professionals, couples, sharers or those seeking a convenient and contemporary home.

Residents also benefit from sunny communal gardens, offering additional outdoor space, together with the significant advantage of a private allocated parking space.

Perfectly positioned to enjoy the growing amenities of Brentford, the property is close to Morrisons, Gail's Bakery and Everyman Cinema, as well as the exciting collection of restaurants, cafés and more shops within 'The Brentford Project'.
The location alongside the Grand Union Canal provides a particularly attractive waterside environment, combining convenient urban living with peaceful outdoor surroundings.

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

Entrance
10'0" x 3'7"

Hall
9'7" x 6'8"

Reception Room
14'9" x 12'3"

Kitchen
9'11" x 6'9"

Bedroom One
13'1" x 12'3"

Bathroom
5'10" x 8'6"

Bedroom Two
13'9" x 9'3"

Balcony
3'4" x 12'11"

Parking
Allocated Space: 13

Communal Gardens



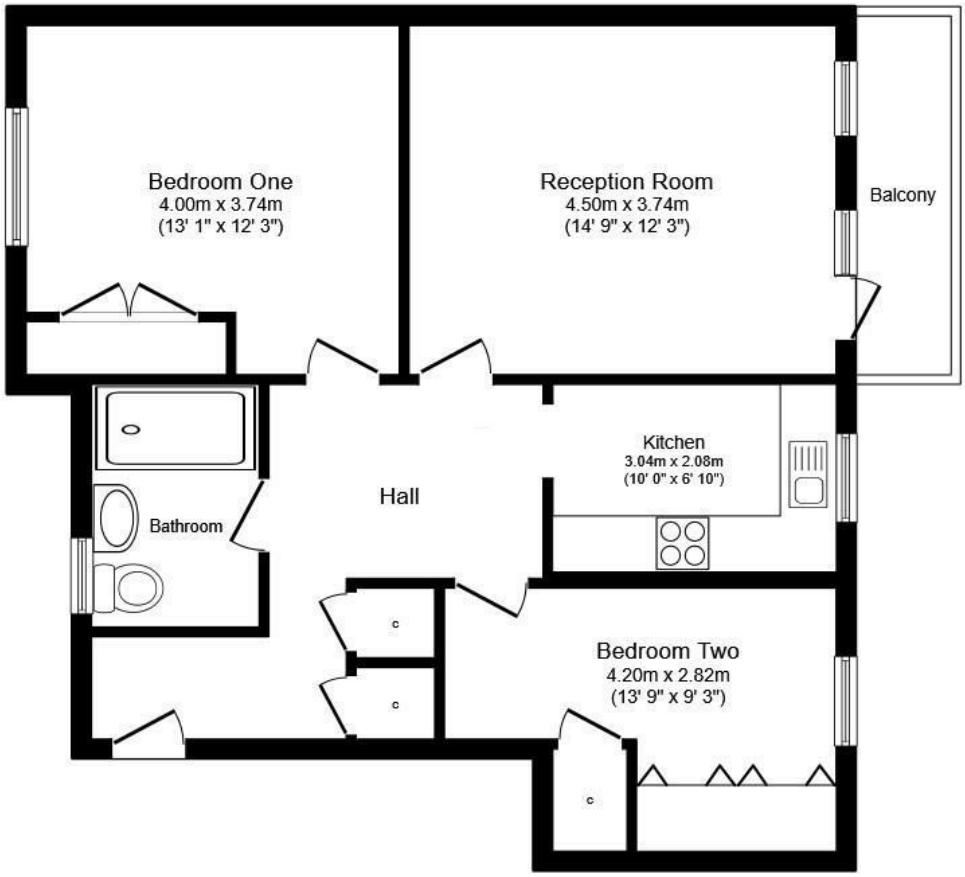


Property Information

We have been informed by our Vendor of the following information:
Tenure Leasehold
Term of Lease: 189 years from March 1996 (approximately 159 years remaining)
Service Charge £1,646.88 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 £2,189.83 per annum
The annual Council Tax charge has been supplied in good faith and is for the period 2025/26. 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 - Allocated Space: 13





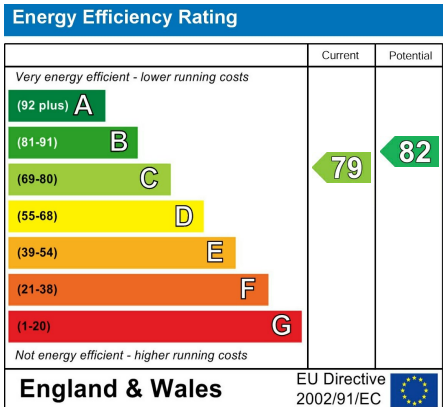


Total floor area: 67.2 sq.m. (724 sq.ft.)

Second Floor

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