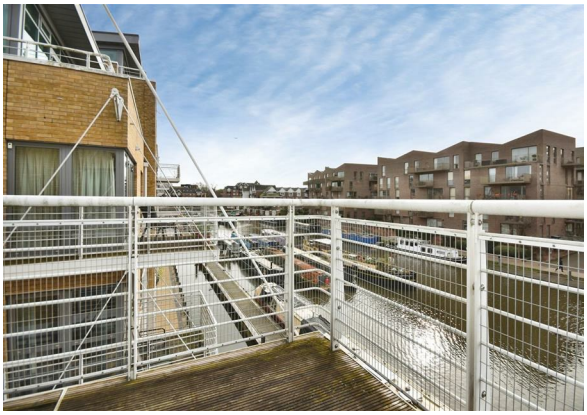
QUILLIAM

Tallow Road
Brentford

- Penthouse Apartment
- Waterside Views and Canal Walks
- Two Double Bedrooms
- En-suite and Bathroom
- Private Balcony
- Rarely Available
- No Onward Chain
- Gated Community
- Allocated Underground Parking
- Bright Open Plan Reception Room & Kitchen

£850,000

Leasehold



Property Description

Quilliam are excited to present this, rarely available, property located on The Island surrounded by the canal with no onward chain. This stunning penthouse flat offers a unique blend of modern living and serene waterside charm. Spanning an impressive 1,282 square feet, this property is perfect for those seeking a spacious and stylish home.

The penthouse spans two floors and features two well-appointed bedrooms, with the principal bedroom including an en-suite shower room, ensuring comfort and privacy. The additional bathroom is conveniently located for guests and residents alike. The open-plan kitchen and reception area create a welcoming space, ideal for entertaining or simply enjoying the tranquil views of the surrounding waterways.

Built in 2006, this contemporary flat boasts a modern design and high-quality finishes throughout. Expansive windows welcome abundant natural light, enriching the living spaces, creating a warm and inviting feel. Residents will appreciate the convenience of living in a property that combines luxury with practicality.

With its prime location, this penthouse flat offers a peaceful retreat while still providing effortless access to local amenities, excellent transport links, and the vibrant community of Brentford. Numerous bus routes connect you to nearby areas such as Chiswick, Isleworth, and Ealing, while Brentford Station offers direct access into Central London. Just a five-minute walk away, Brentford High Street provides a great selection of cafés, shops, and everyday conveniences, perfectly balancing urban convenience with the tranquil riverside setting along the River Brent.

Accommodation

Entrance Hall
10'10" x 10'2"

Bedroom One
12'4" x 17'4"

En-Suite
8'5" x 5'0"

Balcony
8'3" x 5'10"

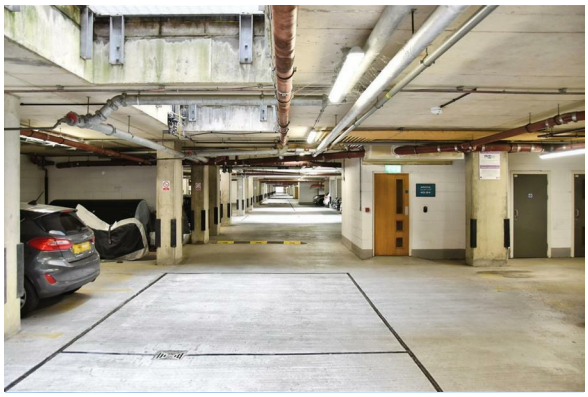
Bedroom Two
11'6" x 14'6"

Bathroom
7'4" x 6'10"

Boiler Cupboard
7'8" x 2'11"

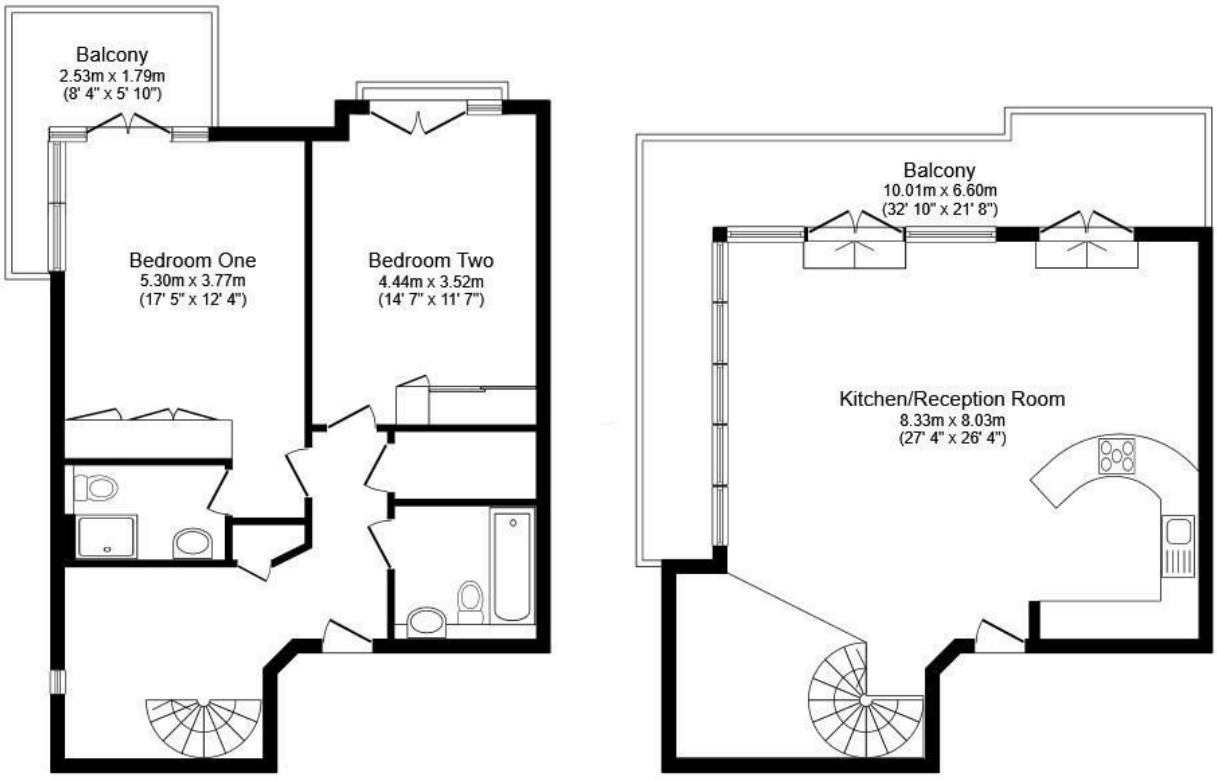
Kitchen / Reception Room
27'3" x 26'4"

Balcony



Property Information

We have been informed by our Vendor of the following information:
Tenure: Leasehold
Term of Lease: 999 years from 25/03/1999 (approximately 972 years remaining)
Service Charge £3,000 approx per annum, reviewed annually by the Management Company
Ground Rent £400 per annum
London Borough of Hounslow Council Tax Band: F
Council Tax Payable for 2025/26 £3,012.85 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 in Underground Car Park (60)



Second Floor

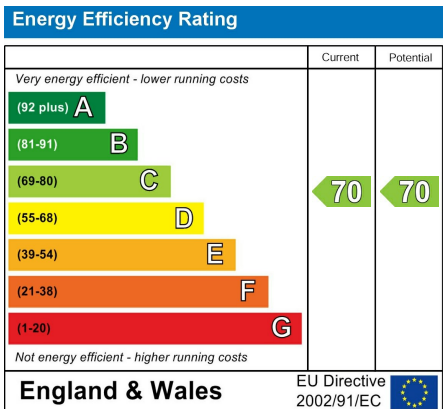
Floor area 64.8 sq.m. (697 sq.ft.)

Third Floor

Floor area 54.3 sq.m. (585 sq.ft.)

Total floor area: 119.1 sq.m. (1,282 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