



QUILLIAM

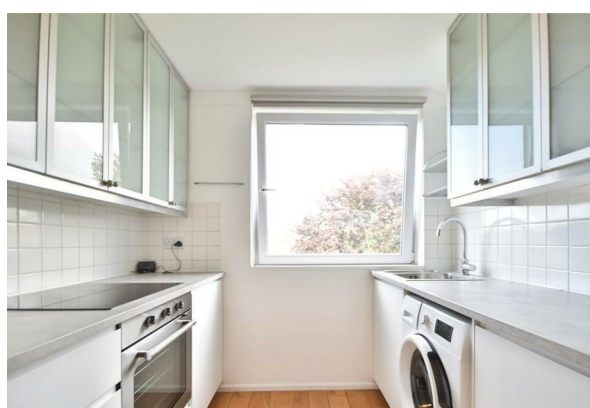
Augustus Close
Brentford

- No Onward Chain
- Two Double Bedrooms
- Spacious Reception Room
- Private Balcony
- Modern Fitted Kitchen
- Allocated Parking Space
- Top Floor Apartment
- Hall with Storage
- Close To High Street
- Brentford Dock 24/7 Security

£390,000

**Leasehold -
Share of
Freehold**





Property Description

Quilliam are pleased to present this spacious, light and airy two-bedroom top-floor apartment, offered with no onward chain and available immediately.

Arranged over two floors, the property features an entrance hall with generous storage and stairs leading to a bright reception room. Full-height sliding doors open onto a private balcony with open views across Syon Park's water meadow. The separate kitchen/dining area enjoys outlooks over the mature landscaped communal gardens. There are two comfortable double bedrooms and a modern shower room, all well presented throughout.

Brentford Dock is a well-regarded riverside development with landscaped communal grounds, a marina offering leisure moorings, 24-hour security, onsite management and a convenience store. Residents also benefit from a picnic area, club house and optional private access to Syon Park.

The Dock sits close to Brentford High Street, where a major regeneration project is transforming the area. Many new amenities are already open including a supermarket, bars and restaurants, and a boutique cinema with more to come as the redevelopment continues. Newly created pedestrian lanes now link the High Street directly to the riverbank and canal walks, adding to the vibrancy of the neighbourhood.

Brentford mainline station is within walking distance, offering trains to Waterloo, and the area is well served by local bus routes with easy access to the A4/M4. The property also includes an allocated parking space, providing added convenience for those with vehicles.

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

Entrance Hall

8'5" x 8'0"

Shower Room

7'1" x 5'2"

Reception Room

16'0" x 10'9"

Kitchen / Dining Room

15'5" x 7'10"

Bedroom One

11'9" x 10'9"

Bedroom Two

14'4" x 8'9"



Property Information

We have been informed by our Vendor of the following information:

Tenure: Leasehold

Term of Lease: 999 years from 25/03/1978 (approximately 951 years remaining)

Service Charge £5,880.00 per annum, reviewed annually by the Management Company

Ground Rent £0 per annum

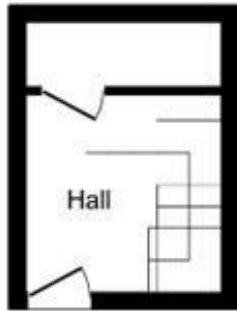
London Borough of Hounslow Council Tax Band: D

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 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: Allocated parking space number 59 included





Third Floor
Floor area 8.1 sq.m. (88 sq.ft.)



Fourth Floor
Floor area 68.6 sq.m. (739 sq.ft.)

Total floor area: 76.8 sq.m. (826 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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