

QUILLIAM

Distillery Walk
Brentford

- No Onward Chain
- Two Double Bedrooms
- Spacious Reception Room
- Private Balcony
- x2 External Storage Cupboards
- Ample Storage Capacity
- Separate Bathroom and W.C
- Excellent Transport Links
- Proximity to Green Spaces
- Council Tax Band: C

£325,000

Leasehold













Property Description

Quilliam are pleased to present this well-proportioned two-double-bedroom property, offering modern and comfortable living arranged over three bright and thoughtfully designed floors.

The accommodation includes a generous reception room, a spacious kitchen, and two well-lit double bedrooms, each benefiting from built-in storage. The property further features a separate bathroom and WC, along with ample storage throughout.

A private balcony provides an ideal spot for morning coffee or fresh air, while Watermans Park sits directly opposite, offering green space and immediate access to the scenic Thames Path.

Within easy walking distance of Brentford High Street, the property enjoys a wide range of local amenities and excellent transport connections. Numerous bus routes serve the area, with convenient links to Chiswick, Ealing, and Isleworth. Brentford Station is within easy walking distance, providing direct services into Central London. Permit parking is available via Hounslow Council.

This home provides an excellent opportunity for a purchaser to upgrade and personalise the space to suit their own style and needs.

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

Reception
16'8" x 14'7"

Kitchen
8'8" x 8'0"

Balcony
16'10" x 2'11"

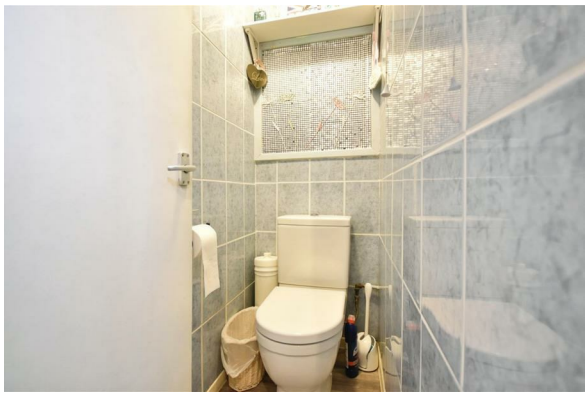
Bedroom One
13'1" x 8'7"

Bedroom Two
13'9" x 8'2"

Bathroom
5'5" x 4'11"

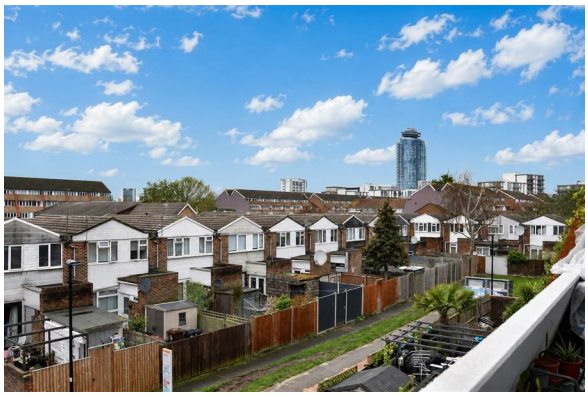
W.C

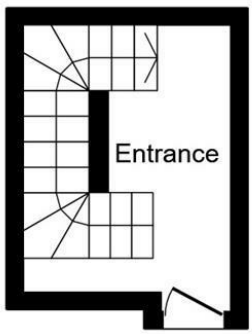




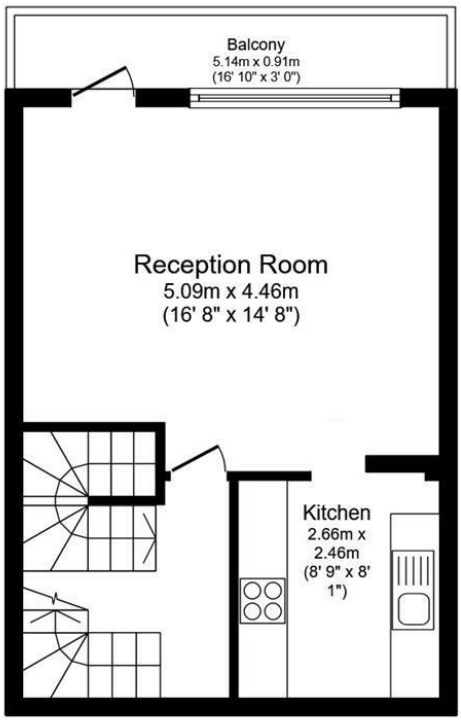
Property Information

We have been informed by our Vendor of the following information:
Tenure: Leasehold
Term of Lease: 125 years from 19/02/1990 (approximately 89 years remaining)
Service Charge £1,098 per annum, reviewed annually by the Management Company
Ground Rent £10 per annum
London Borough of Hounslow Council Tax Band: C
Council Tax Payable for 2026/27 £1,942.72 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: Permit Parking can be obtained through Hounslow Council

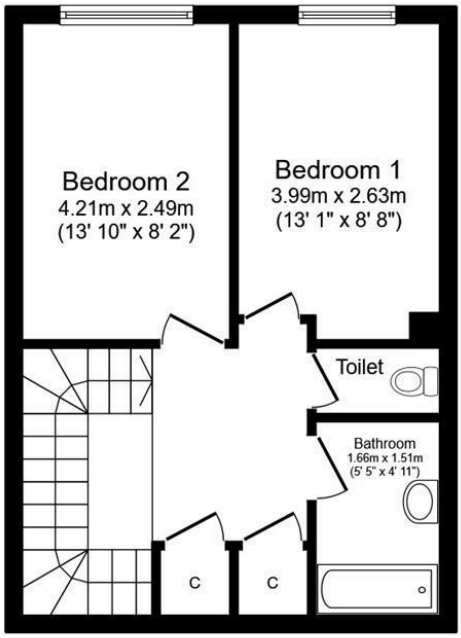




First Floor
Floor area 8.4 sq.m. (91 sq.ft.)



Second Floor
Floor area 36.7 sq.m. (396 sq.ft.)

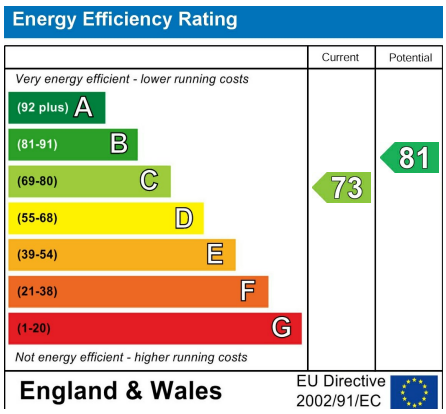


Third Floor
Floor area 36.7 sq.m. (395 sq.ft.)

Total floor area: 81.9 sq.m. (882 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