

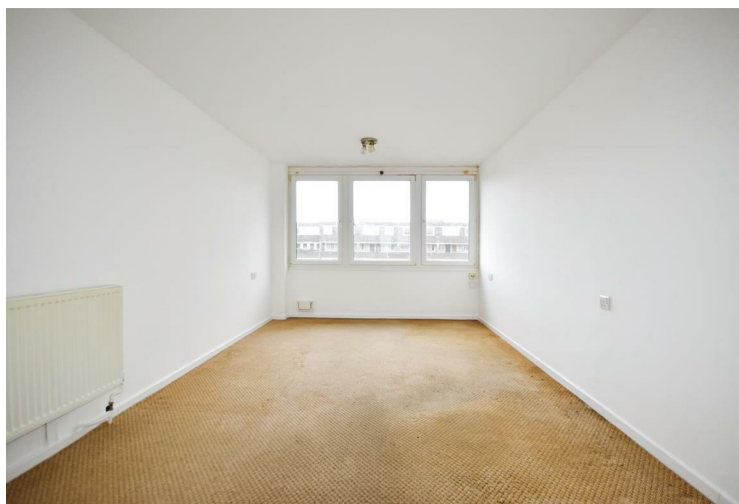


# QUILLIAM

Justin Close  
Brentford

- Brentford Dock Marina
- Entrance Hall
- Reception Room
- Kitchen
- Double Bedroom
- Bathroom
- Waterside Grounds
- Lift Access
- Close To High Street
- Share Of Freehold

**£300,000**





## Property Description

A spacious third floor one double bedroom apartment on the popular marina development at Brentford Dock.

This light and bright property includes an entrance hall with good storage leading to a reception room with stunning views over the marina, a fitted kitchen, a double bedroom and bathroom.

Brentford Dock is ideally situated on the banks of the River Thames and the Grand Union Canal with a boat marina offering leisure moorings to rent.

The development is further enhanced with stunning mature communal gardens and residents' picnic area, all well maintained by the on site Management Office.

Also for the enjoyment of the residents is a club room where regular events are held, a convenience store, bike storage and 24 hour security.

Located close to the High Street where the South Side is currently undergoing a massive regeneration which will provide an exciting new town centre to include shops, bars and restaurants, cinema and lots more.

This property is offered with no onward chain.





Entrance Hall

Reception Room

16'4" x 10'2"

Kitchen

12'6" x 6'5"

Bedroom

15'7" x 8'5"

Bathroom

6'5" x 5'6"

### Additional Information

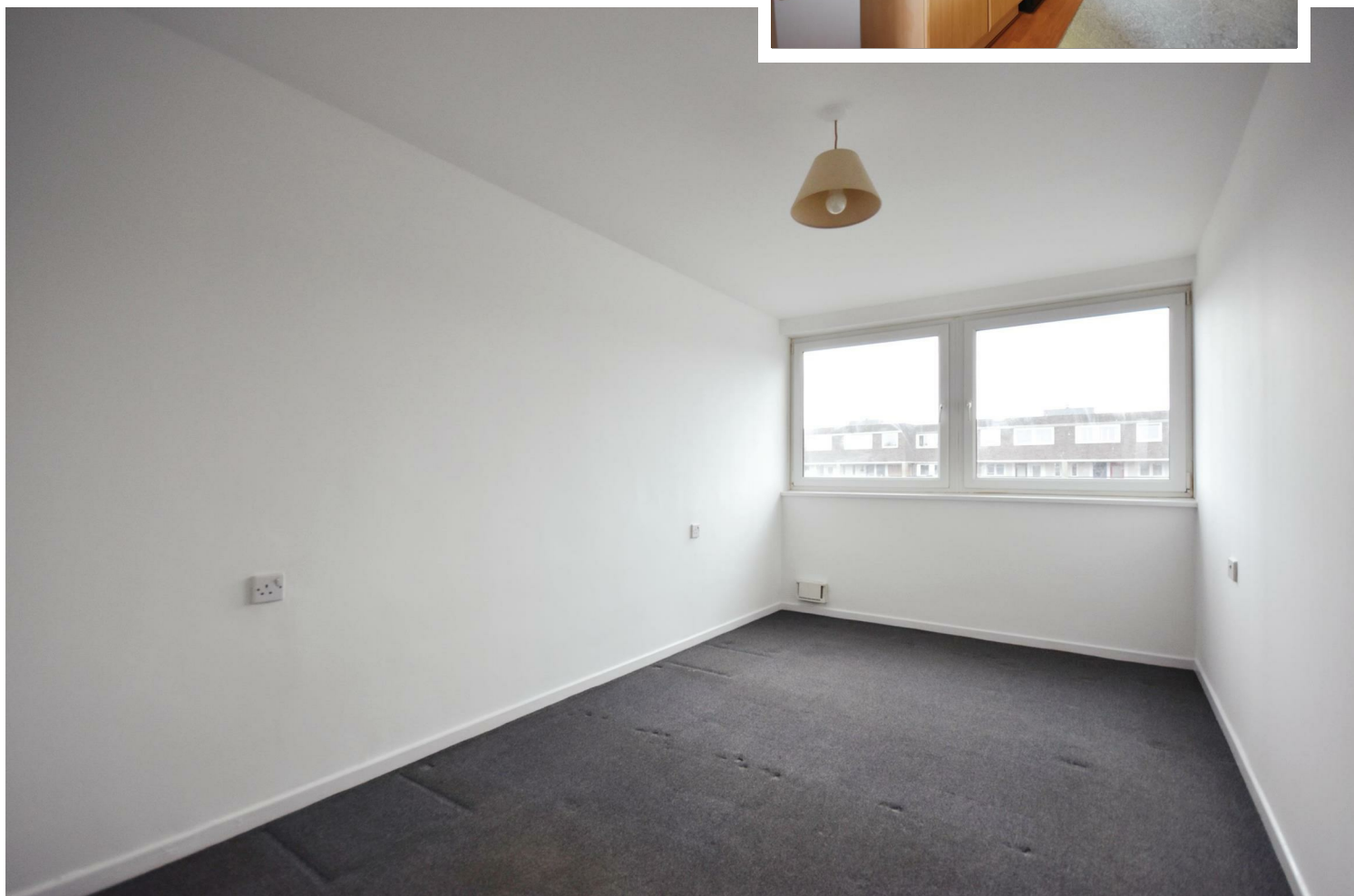
Tenure: Leasehold

Lease: 954 years remaining

Council Tax Band: C

Service Charge: £2,816.00

Ground Rent: Peppercorn





**Floor Plan**

Total floor area 44.6 sq.m. (480 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	74
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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