



# QUILLIAM

Justin Close  
Brentford

- Brentford Dock Marina
- Three Bedrooms
- Reception Room
- Kitchen/Dining Area
- Bathroom
- Private Balcony
- Riverside Grounds
- Close to High Street
- First Floor with Lift Service
- Garage And Parking Space

**£485,000**





## Property Description

A first floor three-bedroom apartment arranged over two floors with no onward chain well located at Brentford Dock, a much sought-after waterside development.

Offering light and bright accommodation to include an entrance hall with storage and stairs leading to the main floor landing with all rooms off. The reception room has full width sliding doors leading to a private balcony with stunning views. The kitchen opens to a dining area which is also open to the reception room. There are two double bedrooms and a single bedroom, all with picture windows and two with built-in wardrobes. The bathroom includes a bath, WC and wash hand basin.

This property also comes with a private parking space and a garage.

Brentford Dock is a vibrant community and unique place to live. Mature and well-maintained communal grounds lead to The River Thames and The Grand Union Canal. There is a residents' picnic/barbecue area and the boat marina offers leisure moorings to rent (subject to availability).

Further benefits in this highly sought-after location include on-site management office, 24hr security, residents' club room, convenience store and (for a separate charge) residents may obtain a pass to enter Syon Park through a private gate.

Communal heating and hot water are included in the service charge.

## Reception Room

16'10" x 10'3"

## Kitchen / Dining Area

21'3" x 6'10"

## Bedroom One

11'10" x 8'3"

## Bedroom Two

10'9" x 8'5"

## Bedroom Three

7'7" x 6'9"

## Bathroom

6'10" x 5'1"

## Garage

## Parking

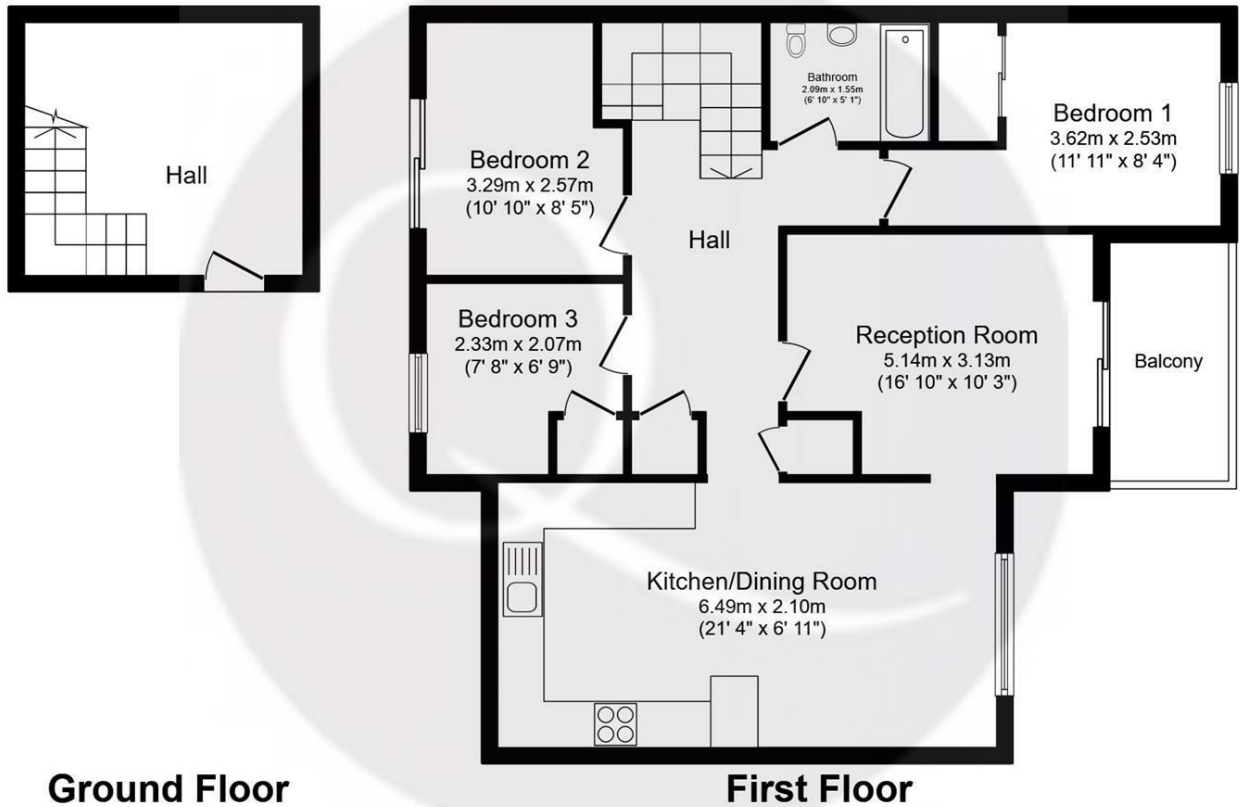
## Additional Information

Share of Freehold

Service Charge: £3,951.24

Council Tax Band: E - London Borough of Hounslow





Total floor area 90.4 sq.m. (973 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		
<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

206 High Street  
Brentford

TW8 8AH

020 8847 4737

info@quilliam.co.uk

https://www.quilliam.co.uk

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