



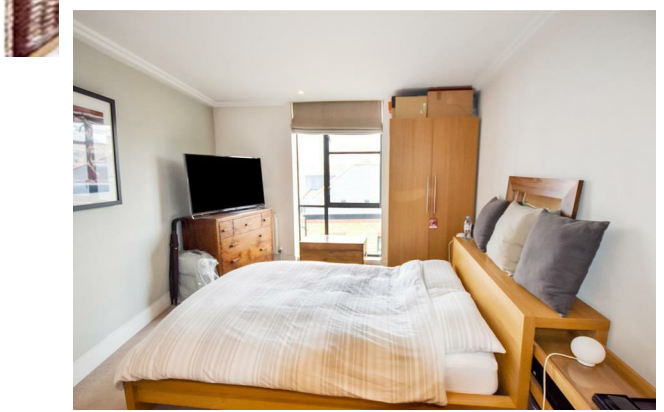
QUILLIAM

2 Point Wharf Lane
Brentford

- Waterside Development
- Double Bedroom with Wardrobes
- Spacious Reception Room
- Open Plan Kitchen
- Spacious Bathroom
- Underground Parking
- Communal Waterside Gardens
- Close to High Street and Transport
- Long Lease
- No Onward Chain

Asking Price £300,000





Property Description

A beautiful one bedroom second floor apartment with secure underground parking and a concierge in a waterside development in Brentford.

This property benefits from fitted storage, entryphone system, and lift access, whilst consisting of a large open-plan fully fitted kitchen / reception room, a large double bedroom and four piece bathroom.

Point Wharf Lane is part of Ferry Quays, one of Brentford's most popular developments, and in addition to its picturesque waterfront location and concierge services this property benefits from a selection of shops, cafes and restaurants on-site, with a further range of amenities on the High Street nearby.

Commuters can easily reach Brentford Mainline station, local bus routes and the A4/M4, for excellent access into and out of the city centre.

Entrance Hall

Reception Room

16'7" x 8'3"

Open Plan Kitchen

9'2" x 8'2"

Bedroom

14'9" x 10'11"

Bathroom

10'8" x 8'5"

Additional Information

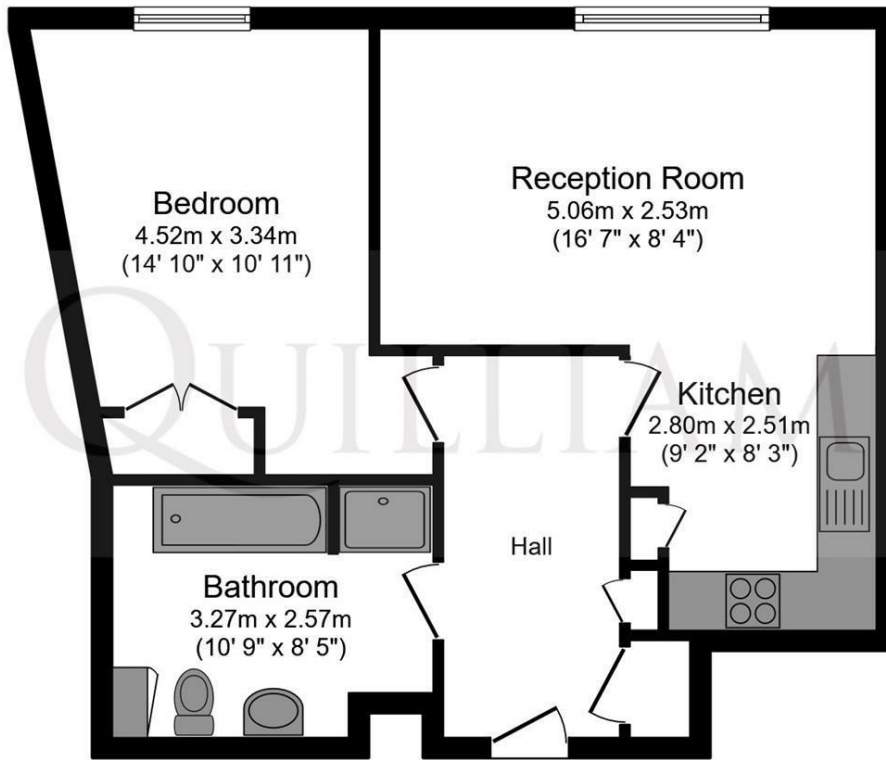
Service Charge - £6310.00

Ground Rent - £175.00pa

Tenure - Leasehold

Council Tax Band - E London Borough of Hounslow



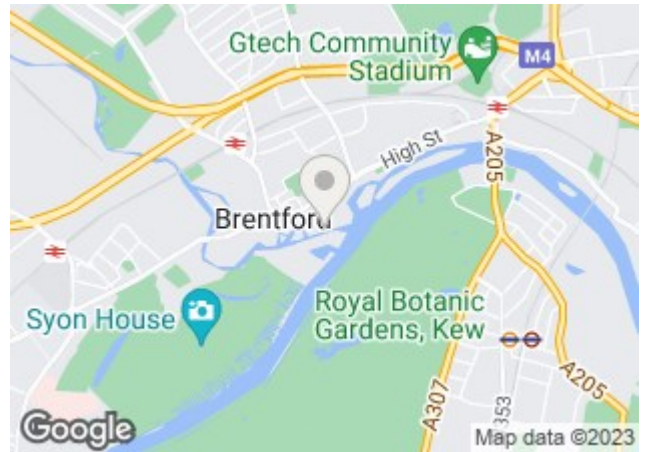


Floor Plan

Total floor area 60.0 sq.m. (646 sq.ft.) approx

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

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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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	79	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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