



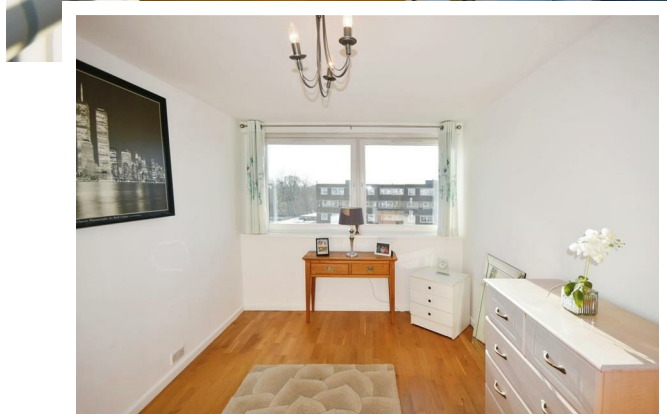
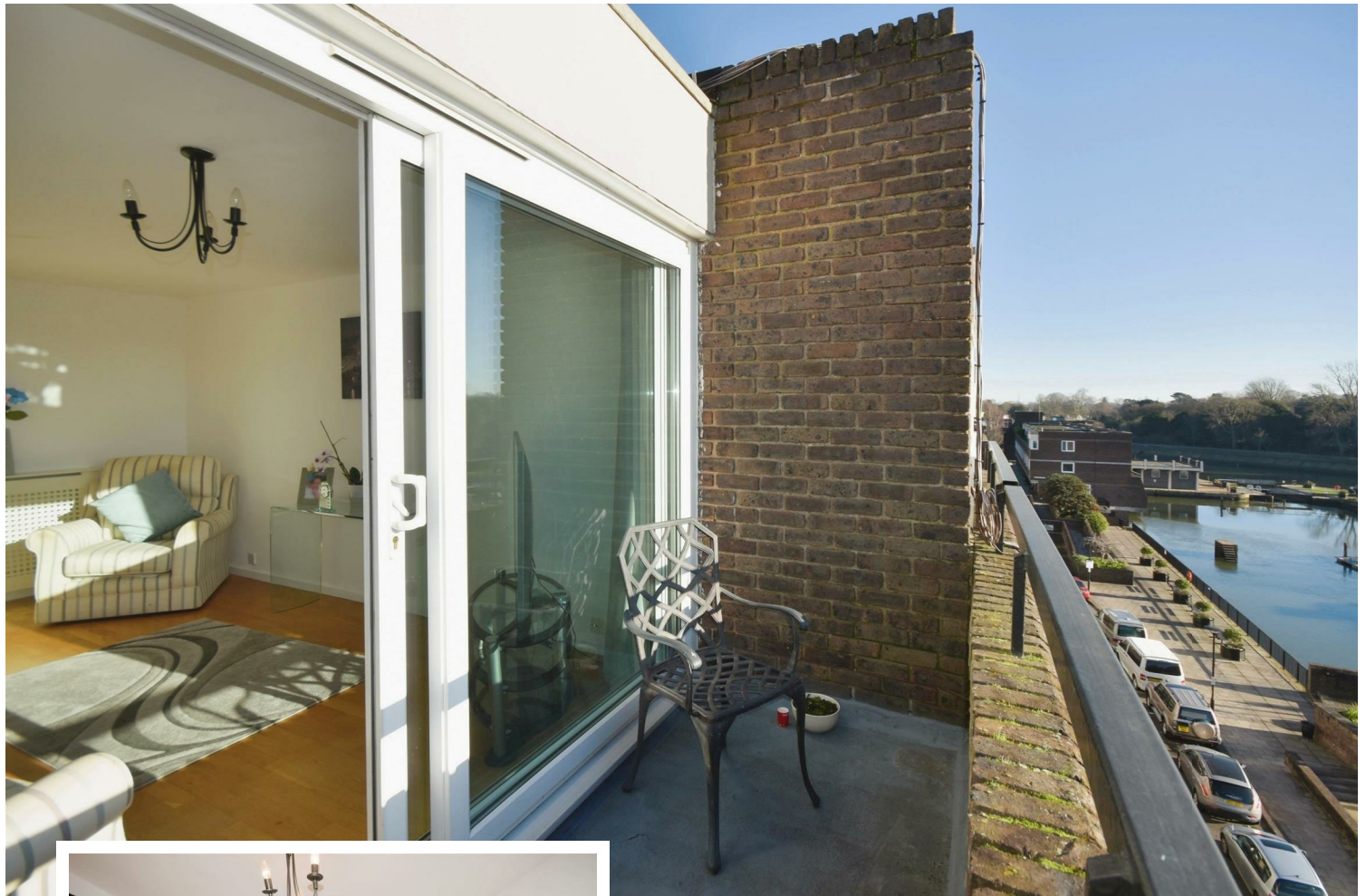
QUILLIAM

Justin Close
Brentford

- Top Floor
- Two Bedrooms
- Reception Room
- Kitchen
- Shower Room
- Balcony
- Storage Cupboard
- Views Of The Marina
- Views Front and Rear
- Share of Freehold

£450,000





Property Description

Quilliam are proud to present this spacious top floor two double bedroom apartment on the popular marina development at Brentford Dock.

Arranged over two floors, upon entering this property you are greeted with a storage cupboard under the stairs.

The stairs lead to a reception room with stunning views over the marina, a modern fitted kitchen, two light and bright double bedrooms 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.

Entrance Hall

Reception Room

15'7" x 10'8"

Kitchen

16'0" x 10'8"

Bedroom 1

13'0" x 10'1"

Bedroom 2

13'8" x 8'11"

Bathroom

7'1" x 4'5"

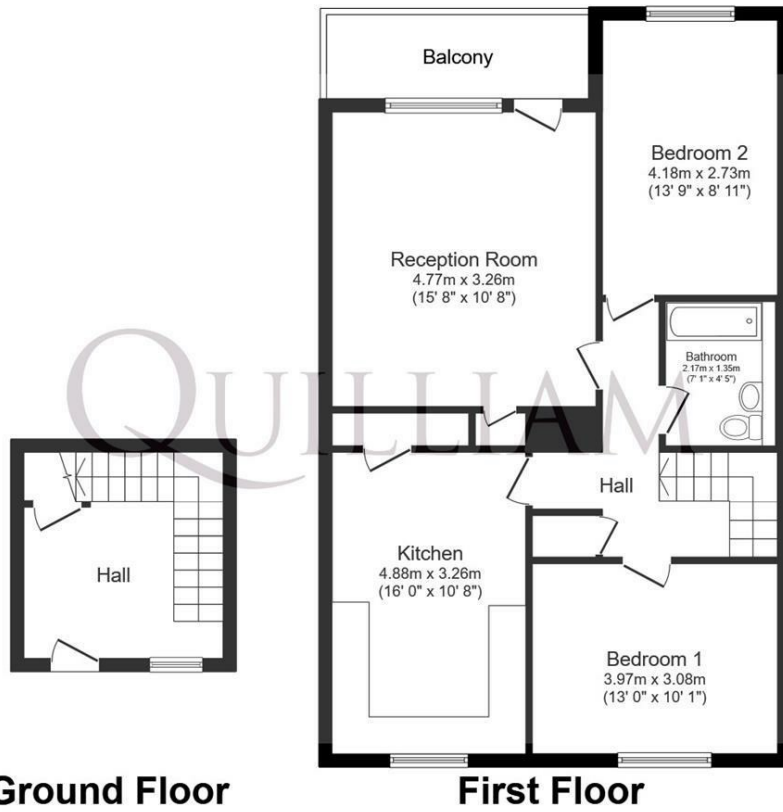
Additional Information

EPC: C

Tenure: Share of Freehold

Council Tax Band: D, London Borough of Hounslow





Ground Floor

First Floor

Total floor area 89.8 m² (967 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) 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			
		78	82
England & Wales		EU Directive 2002/91/EC	

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