



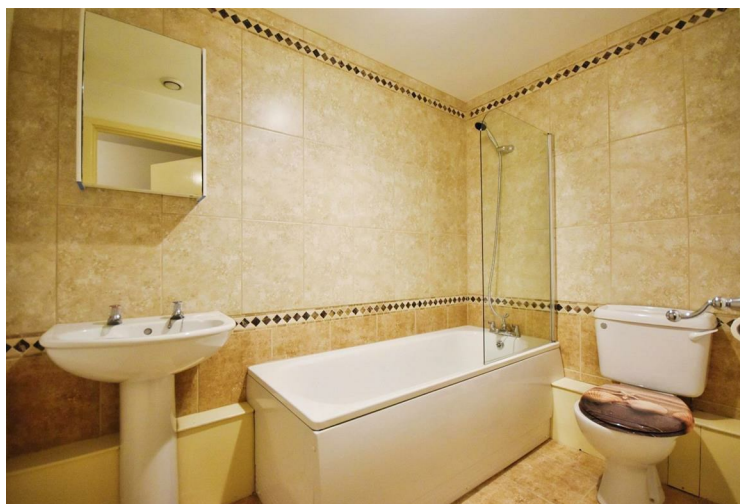
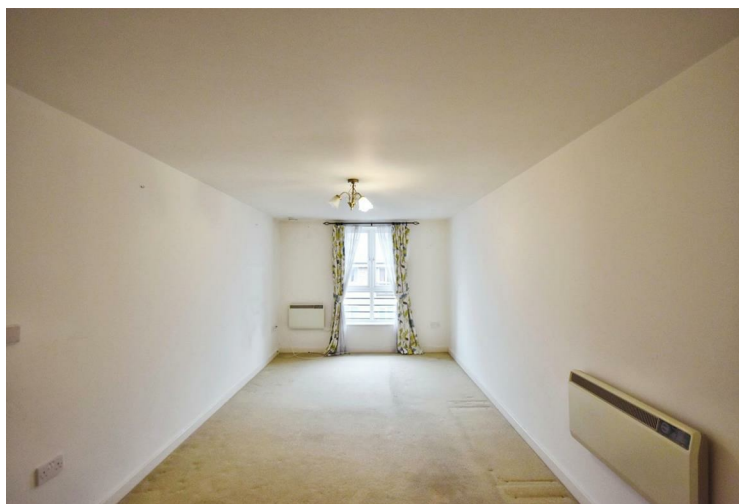
# QUILLIAM

High Street  
Brentford

- Brentford Lock
- Reception Room
- Two Bedrooms
- Fitted Kitchen
- Bathroom
- Third Floor
- Concierge Services
- Close to Local Amenities
- Local Schools
- Transport Links

**£360,000**

**Asking Price**





## Property Description

We are delighted to present this third floor ( with lift access ) two bedroom apartment situated in Brentford Lock.

This property comprises a good sized bathroom, two double bedrooms, a large reception room with a fitted kitchen.

The tow path offers walks following the river, and historical routes from Brentford Lock. The Thames Lock at Brentford is West London's gateway to the River Thames and London's largest boat yard is just next door.

Brentford Lock is a 10-minute walk from Syon Park and 1.9 miles away from Kew Gardens.

This property is also located on Brentford 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

18'9" x 9'8"

Kitchen

9'4" x 8'1"

Bedroom One

11'10" x 9'5"

Bedroom Two

14'11" x 6'1"

Bathroom

8'2" x 5'2"

Additional Information:

Tenure: Leasehold

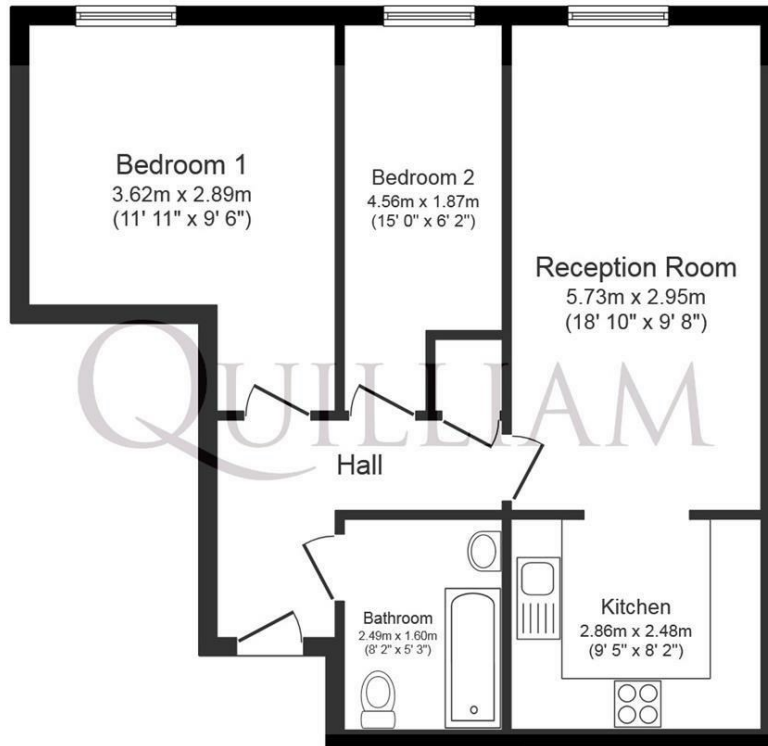
Lease: 974 years

Service Charge: £1,424.16 pA

EPC: C

Council Tax band: B





**Floor Plan**

Total floor area 59.1 sq.m. (636 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

## Property Information



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>	76	86
(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	

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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