

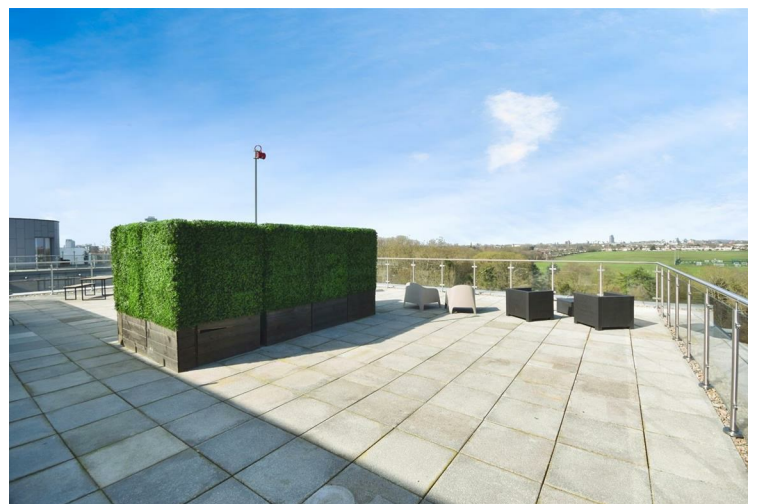


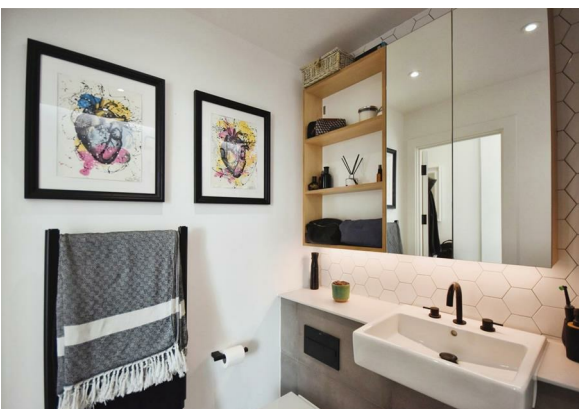
# QUILLIAM

Great West Road  
Brentford

- One Bedroom Apartment
- Ample Storage
- Luxury Development
- Roof Terrace
- Open Plan
- Gym
- One Bedroom
- Parking
- Modern Shower Room
- Access To Gunnersbury Park

**£410,000**





## Property Description

Quilliam are proud to introduce this modern one-bedroom apartment is situated on the top floor of this sought after development with a lift access.

Just a six-minute walk to Kew Bridge Mainline Station or a five-minute bus to Gunnersbury Station (District and Overground lines) the Apt building is well located for the conveniences of Chiswick High Road and Brentford High Street and benefits from direct private access into the tranquillity of Gunnersbury Park.

Upon entering this property, you are greeted with an entrance hall with ample storage and a modern shower room.

The bright and spacious open-plan reception room with a modern integrated kitchen offers a great space to both relax and entertain. This room boasts panoramic views of Brentford allowing an abundance of natural light to flood in.

The bedroom features built-in wardrobes and an internal window that overlooks the reception room and kitchen.

Apt living further benefits from exceptional communal areas including a residents cinema, a well-equipped gym and a rooftop terrace with stunning views over Gunnersbury Park. Other benefits include parking and bike storage.

Brentford High Street is a short distance where the South Side is currently being redeveloped to include a new town centre with shops, bars and restaurants, boutique cinema and lots more.

Entrance Hall

Reception Room / Kitchen / Dining Area  
23'0" x 16'11"

Bedroom  
11'0" x 9'10"

Shower Room  
8'2" x 5'6"

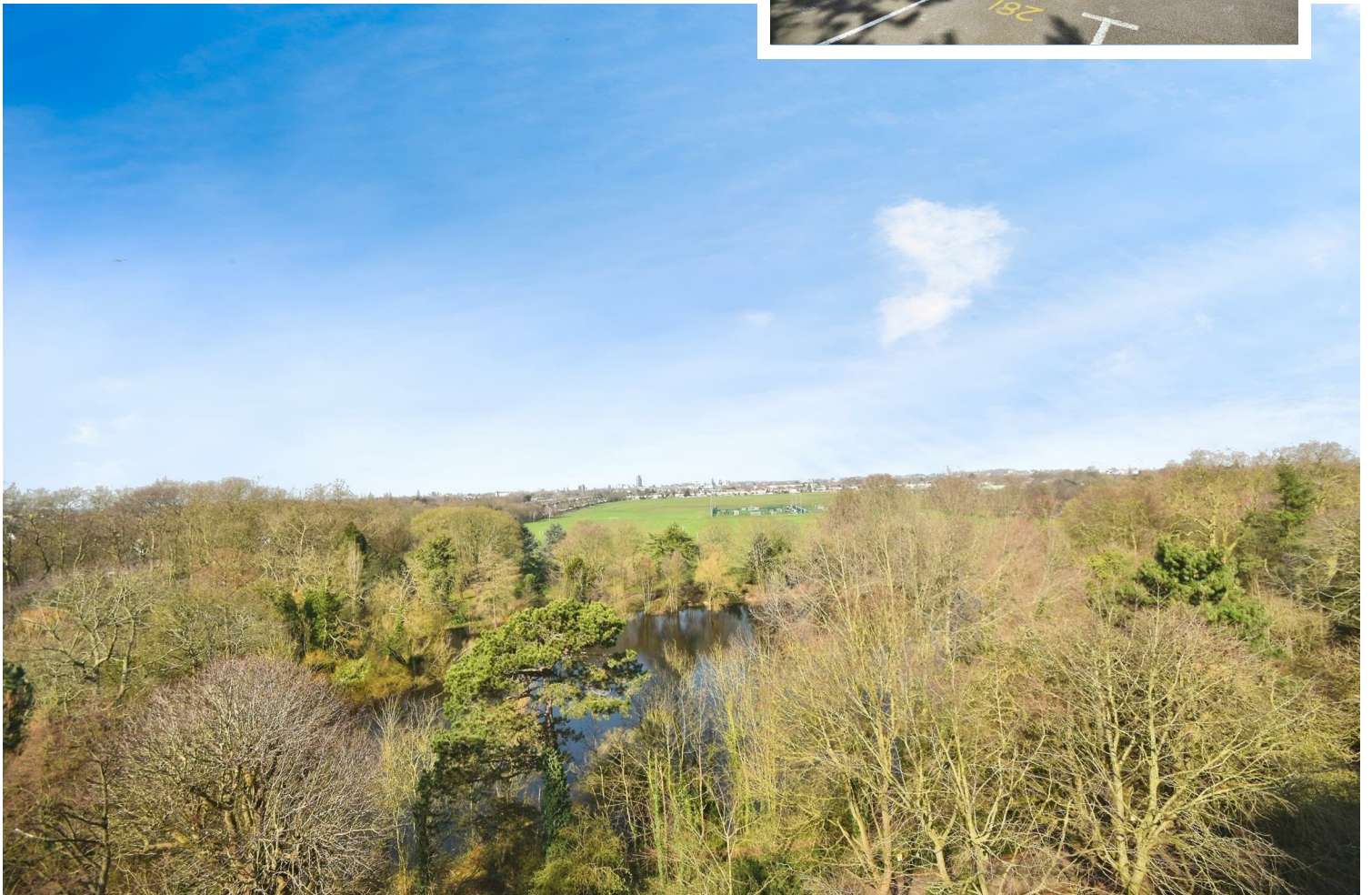
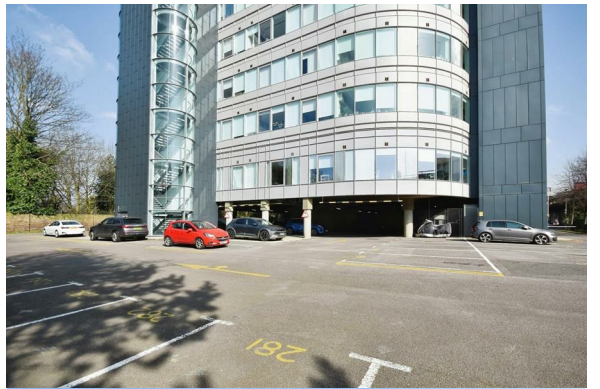
### Additional Information

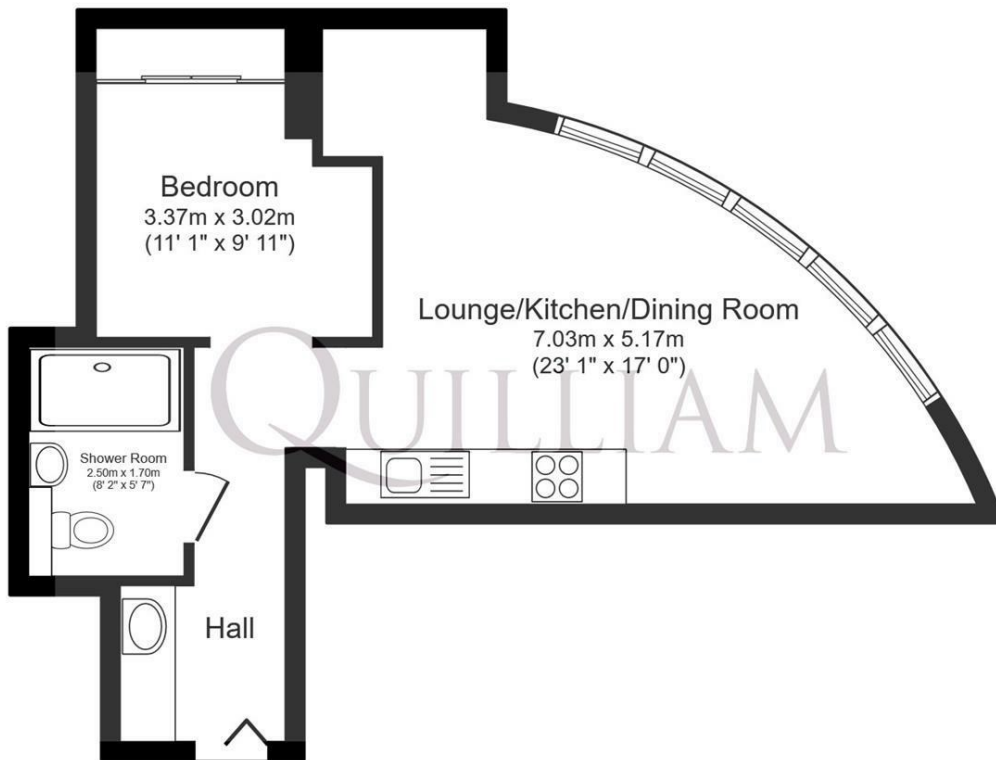
EPC: D

Council Tax Band: C, London Borough of Hounslow

Service Charge: £2920.00

Ground Rent: £395.00





### Floor Plan

Total floor area 46.8 sq.m. (504 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>		68	68
	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		



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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