

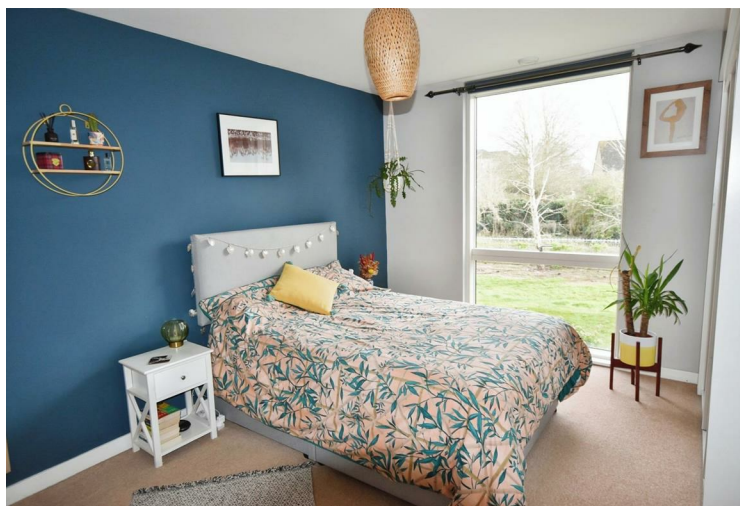


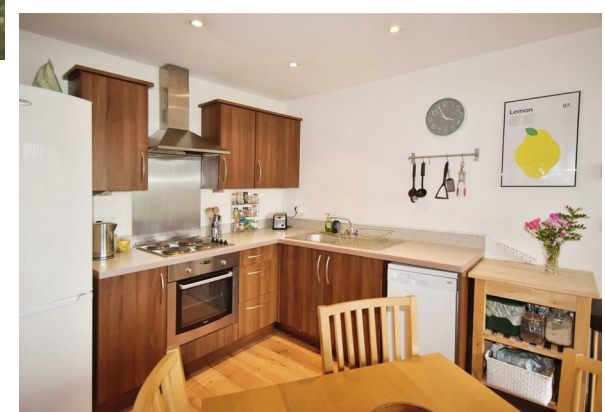
# QUILLIAM

Clayponds Lane  
Brentford

- Two Double Bedrooms
- Reception Room
- Fitted Kitchen
- Ensuite
- Balcony
- Underground Parking
- Communal Gardens
- Access to Residents Gym
- Close to Local Amenities
- Local Parks

**£435,000**





## Property Description

Quilliam are proud to introduce this first floor well appointed two double bedroom apartment located in one of Brentford's finest contemporary developments.

As you enter the property you are greeted with an entrance hall equipped with various storage options, one of which contains plumbing for a washing machine.

The double bedrooms down the hall are filled with natural light and have a bright ambiance. The master bedroom also boasts an ensuite shower room.

The open plan reception room and fitted Kitchen are located next to the bedrooms. The kitchen area includes a fitted electric oven and hob. It also has plumbing installed for a dishwasher and space for a fridge freezer.

To the rear is the balcony that offers a view of the communal gardens.

This property further benefits from having a private underground parking space and access to a gym.

Brentford Mainline Station is 0.3 miles away (South-West trains to Waterloo) offering swift access to Central London while buses connect with Ealing Broadway (for Elizabeth Line and Crossrail), Richmond, Chiswick and Westfield.

Local buses connect to various destinations and the A4/M4 is easily accessible.



Reception Room / Kitchen  
19'4" x 11'9"

Bedroom One  
13'5" x 10'5"

Ensuite  
7'2" x 5'2"

Bedroom Two  
9'10" x 9'2"

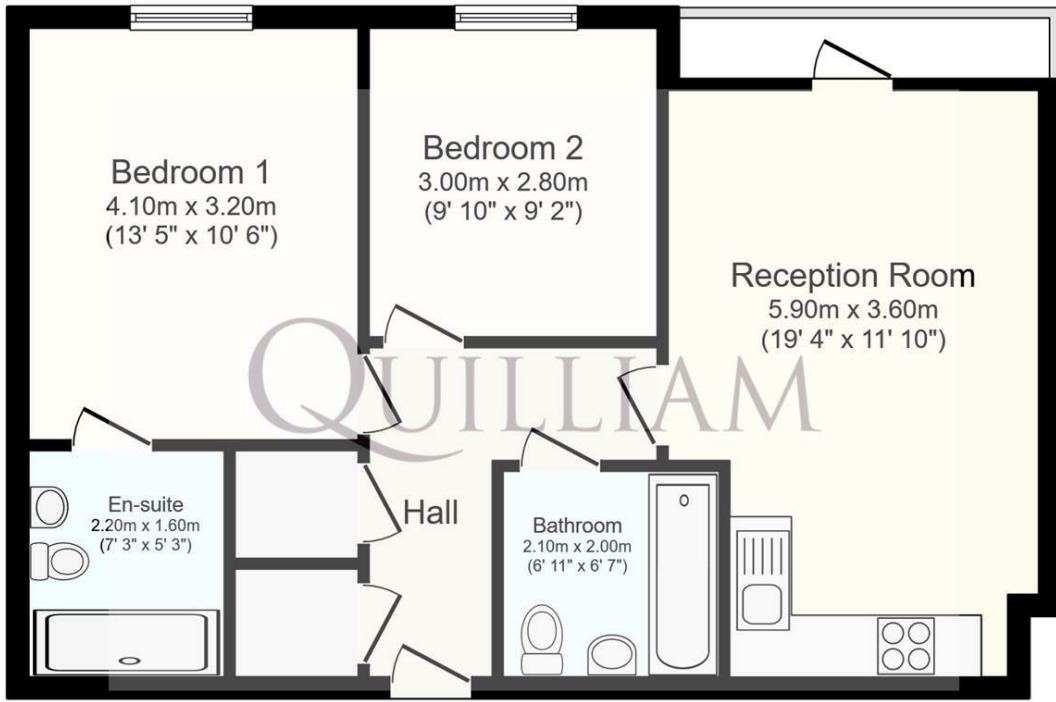
Bathroom  
6'10" x 6'6"

Balcony

### Additional Information

Tenure: Leasehold  
Lease: 141 years remaining  
Service charge: £3819.11 pa  
Ground rent: £658.76 pa





**Floor Plan**  
Floor area 61.7 m<sup>2</sup> (664 sq.ft.)

**TOTAL: 61.7 m<sup>2</sup> (664 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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>82</b>	<b>82</b>
	EU Directive 2002/91/EC	
	England & Wales	

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		
	EU Directive 2002/91/EC	
	England & Wales	

**QUILLIAM**

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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