



# QUILLIAM

Mafeking Avenue  
Brentford

- Ground Floor
- Reception Room
- One Double Bedroom
- Modern Kitchen
- Garden with Shed
- Desirable Location
- Close To High Street
- Walking Distance to Brentford Mainline Station
- Walking Distance to River Thames

**£360,000**





## Property Description

Quilliam are proud to introduce this ground floor one bedroom conversion flat. This is located in a Victorian terraced house on the highly sought-after Mafeking Avenue.

The entrance hall opens onto a spacious, bright reception room benefitting from large double glazed sash windows which maximises the light and bright feel.

The double bedroom has a window with views of the rear garden. The garden is shared between upstairs. The garden also includes a shed and rear access to the property.

The kitchen has ample space for a dining table and chairs. The kitchen doors lead to garden and at the back of the property there is bright bathroom.

Mafeking Avenue is extremely popular for both buyers and Landlords due to the stunning period architecture, spacious room sizes and community feel as well as the close proximity to walks along The River Thames leading to Strand on The Green and Kew as well as outdoor spaces such as St Paul's Park.

Brentford High Street, Mainline Station and the 65 bus route are also only a short walk away and the A4 and M4 are easily accessible.

Parking is by application to London Borough of Hounslow for a permit within this controlled parking zone.

Brentford Mainline Station (South-West trains to Waterloo) offers swift access to Central London, while buses connect with Ealing Broadway (for Crossrail), Richmond, Chiswick and Westfield.

Entrance Hall

Reception Room

13'10" x 12'5"

Bedroom

17'5" x 11'3"

Kitchen

17'5" x 10'5"

Bathroom

10'7" x 6'0"

Garden

Additional Information

Tenure: Leasehold

Years Remaining: 87 years

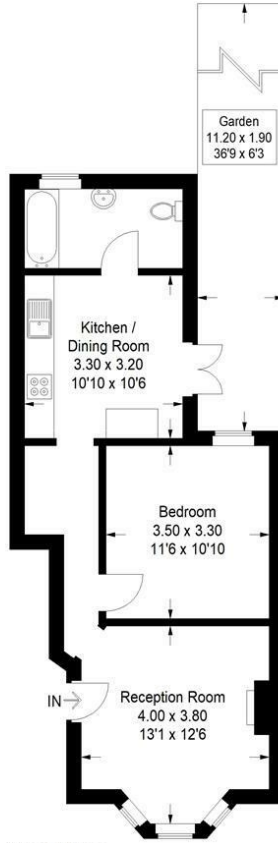
Ground Rent £11.25 (paid twice a year)

Council tax: Band C, London Borough of Hounslow



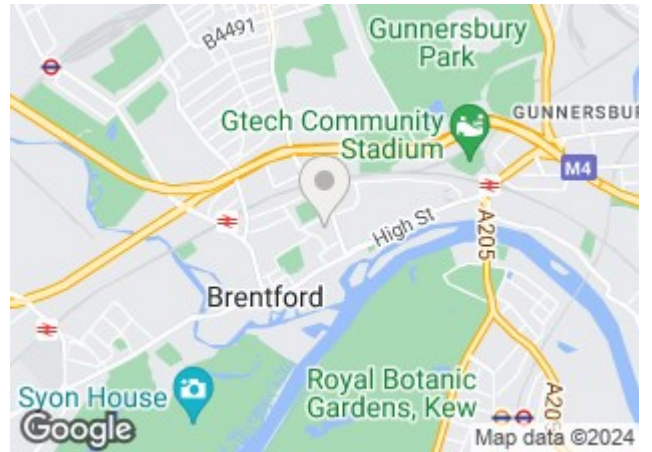
# Mafeking Avenue

Approximate Gross Internal Area  
47.50 sq m / 511 sq ft



**Ground Floor**  
511 sq ft / 47.50 sq m

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
FloorplansUsketch.com © (ID970501)



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		66	76
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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